Details of window openings

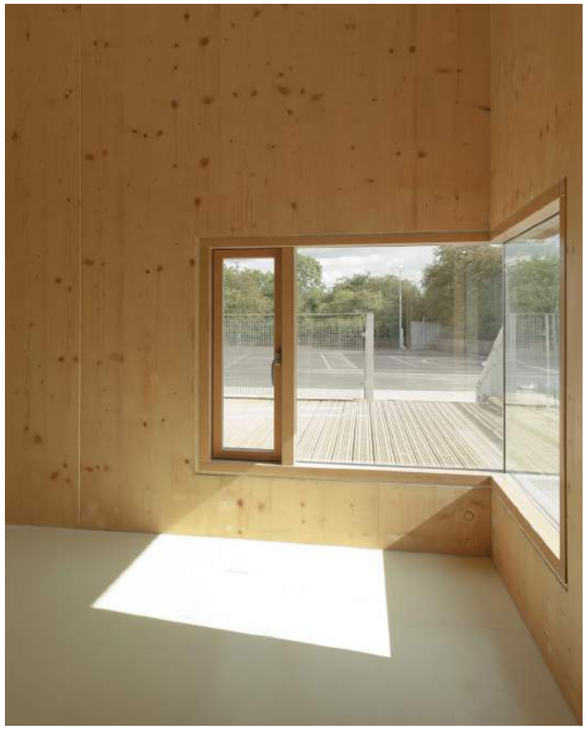
Windows have been designed to create a range of internal and external effects as well as ensuring excellent levels of ventilation and daylighting.

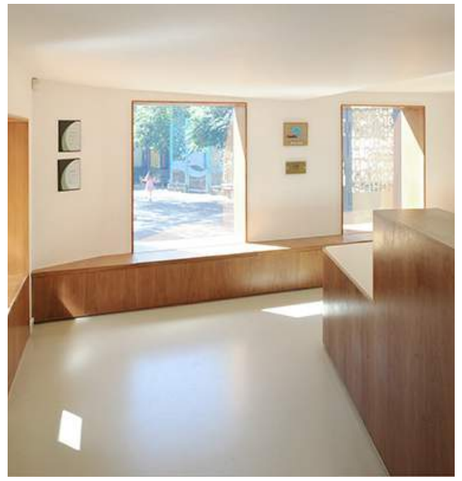
Coloured surrounds to the main entrance window creates a feature on this corner which is visible from the main playground, leading people towards the new building. This surround is formed of powder coated metal to give a robust, low maintenance finish which will retain its colour over time. Integrated window seats both internally and externally on the south facing window create a place to site and read quietly away from the bustle of the main play ground.

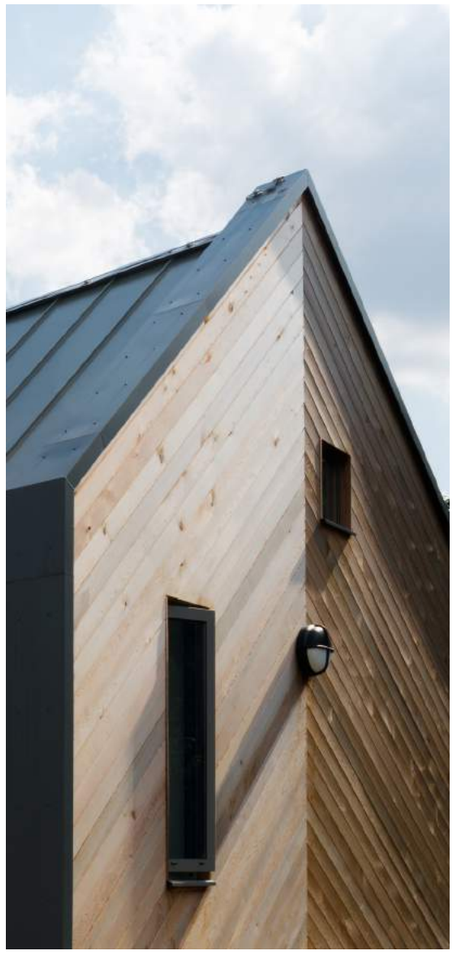
Windows within the timber cladding are framed with a timber surround and reveals to create a defined edge and straight line around the openings.

In the hall, the main openings are grouped together to form one large opening providing daylight and ventilation. For privacy reasons, manifestations are required by the school and OFSTED to avoid overlooking from the park. A central band of obscured glazing is included still allowing high and low level views outwards.

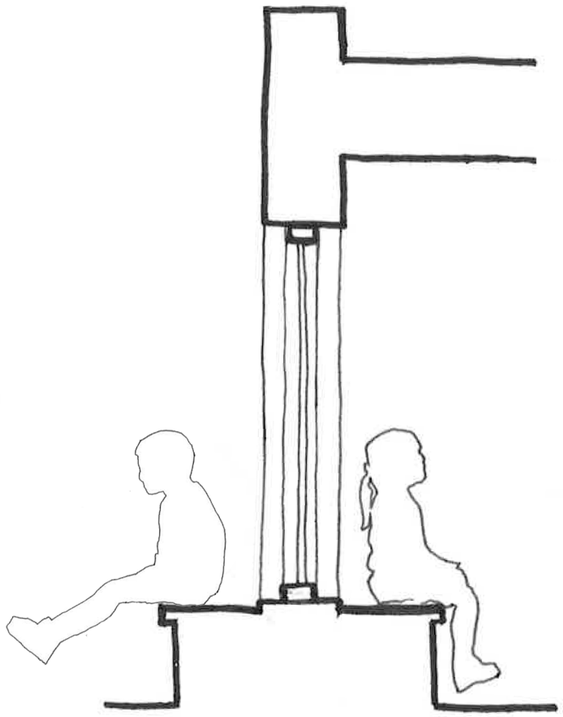
The images opposite illustrate some examples of integrated window seats and reading corners as well as low level external seats and framed openings in timber cladding.



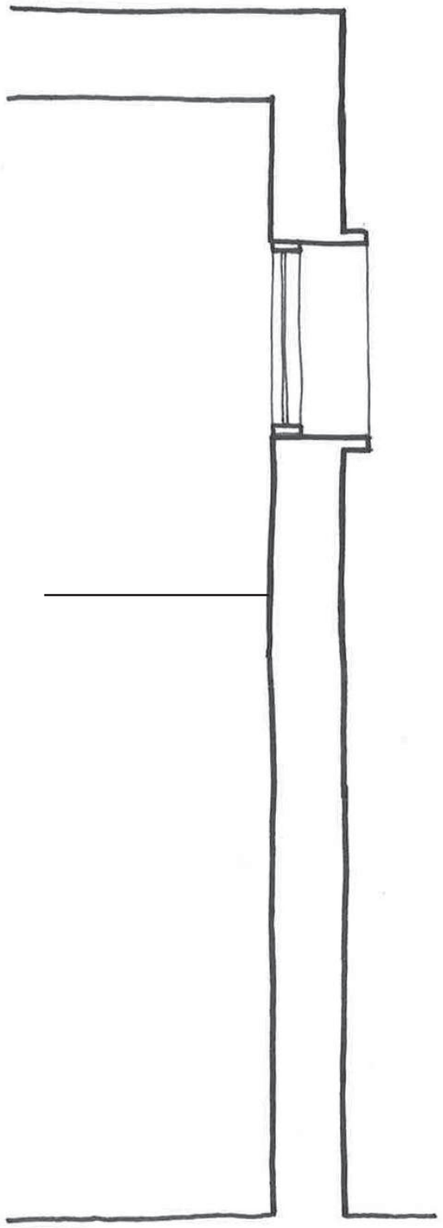




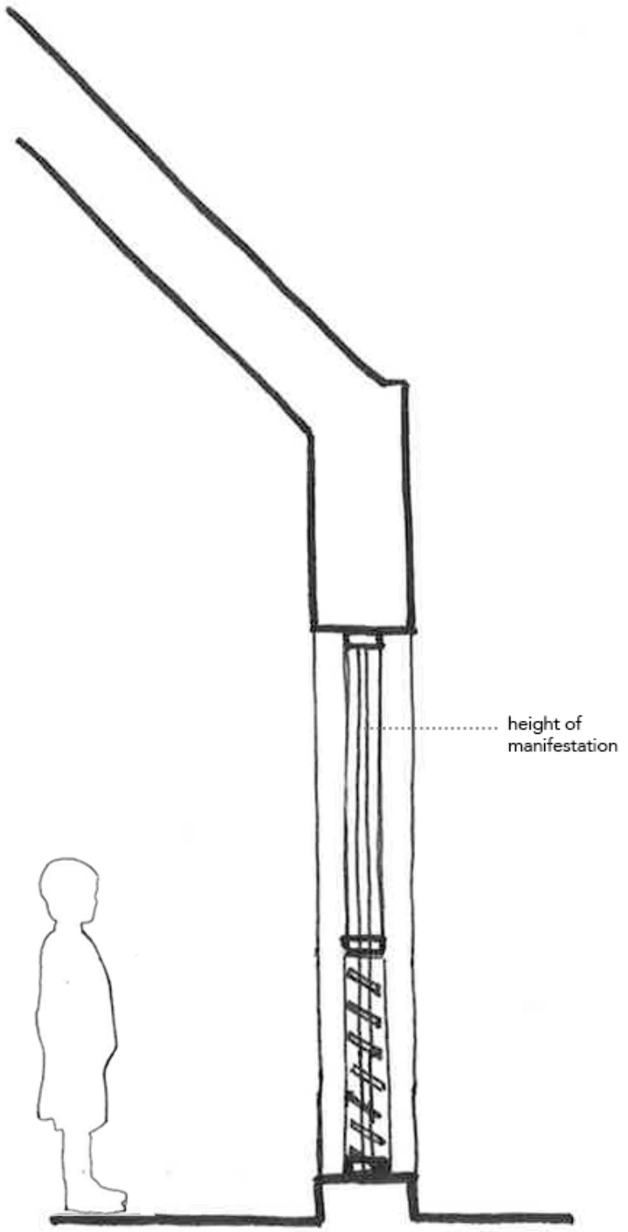
Different window conditions of the Hall and Library



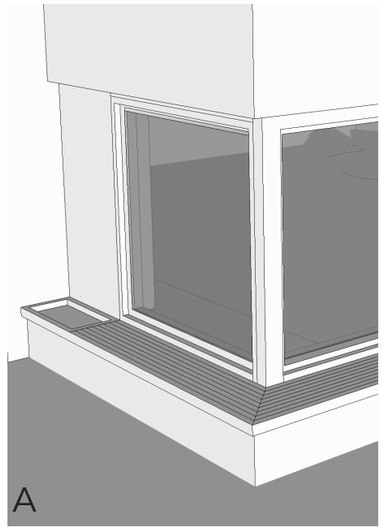
A Window seat near entrance

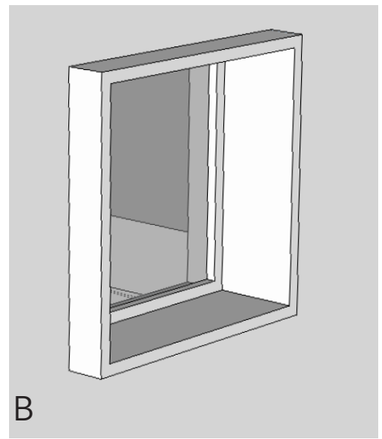


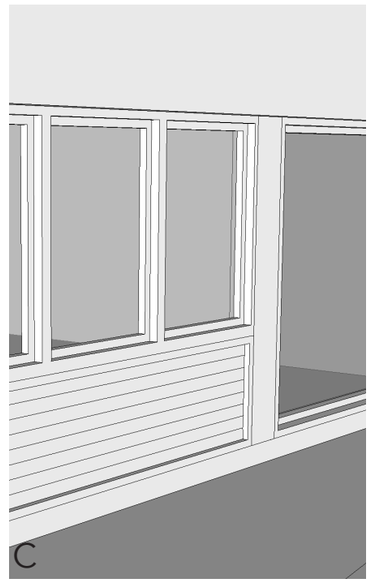
B High-level projecting window in gabled-end of library, with deep reveal



C Louvred window in hall

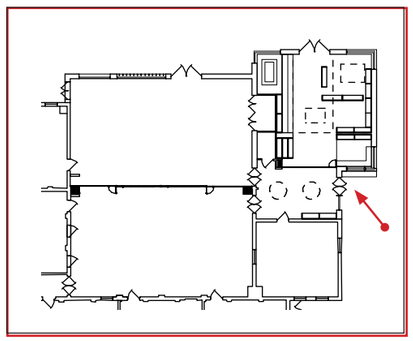






Views

View towards proposed KS2 building



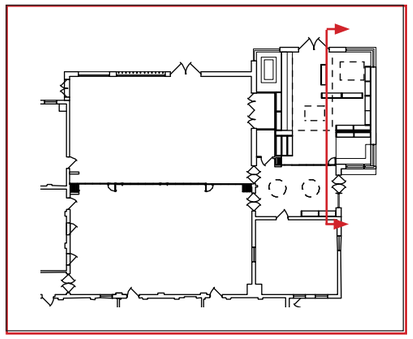
View towards proposed KS2 building from the park

Internal space

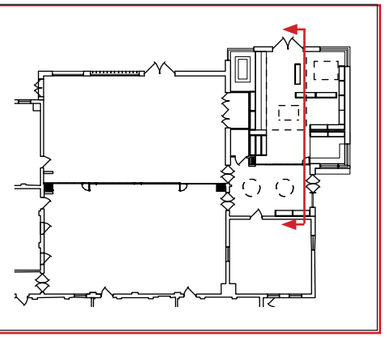
The internal spaces have been designed to create an exciting learning environment with views out towards the park beyond.

Low level windows create areas for window seats and reading spaces whilst high level roof lights assist with ventilation and provide views of the sky. The flat roof area creates a transition between the pitched soffits of the library and hall which echo some of the volumes found elsewhere in the existing school.

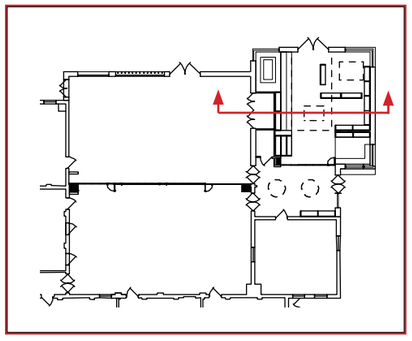
Library Section



Library Section



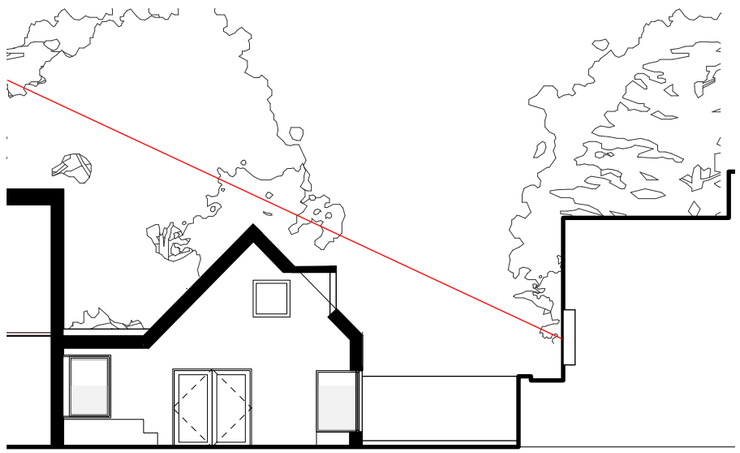
Section through Studio and Library



Daylight Impact Study

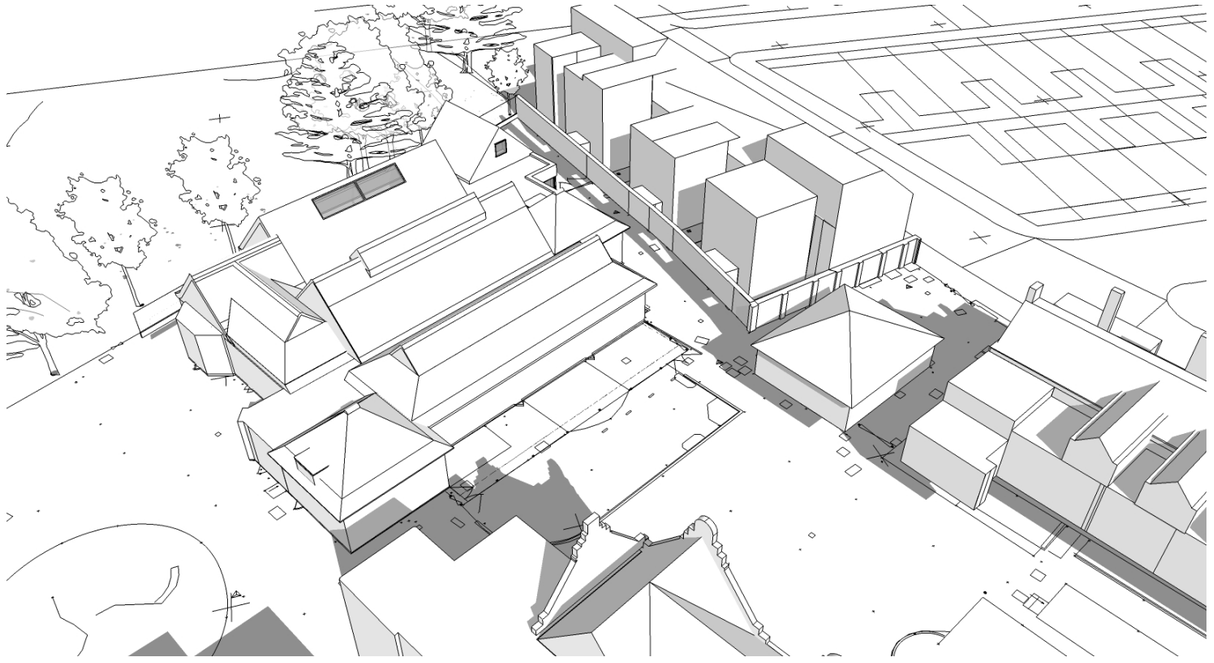
March 21st 8am

This study is undertaken based on the BRE guidance set out in “Site Layout Planning for Daylight and Sunlight, A Guide to Good Practice”.
BRE (3.3.17) guide recommends: “for it to appear adequately sunlight throughout the year, at least half of a garden or amenity areas should receive at least two hours of sunlight on 21 March. If as a result of new development an existing garden or amenity area does not meet the above, and the area which can receive two hours of sun on 21 March is less than 0.8 times its former value, then the loss of sunlight is likely to be noticeable.”
The new extension only casts a shadow to the adjacent houses no.104-108 in the last two hours of 21st March and makes no affect for the rest of the day, it’s it likely therefore to have an unnoticeable affect on daylighting throughout the year.

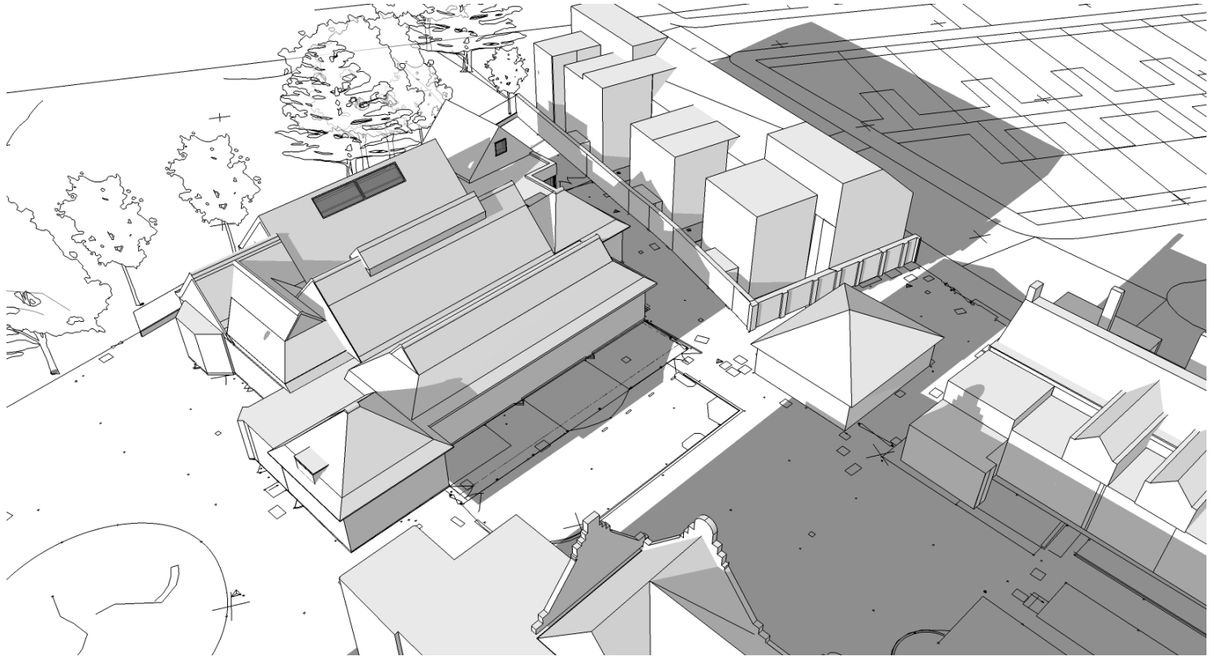


BRE (2.2.5)

If the angle from the existing building window is less than 25° then it is “unlikely to have a substantial effect on the diffuse skylight enjoyed by the existing building.“



March 21st Noon



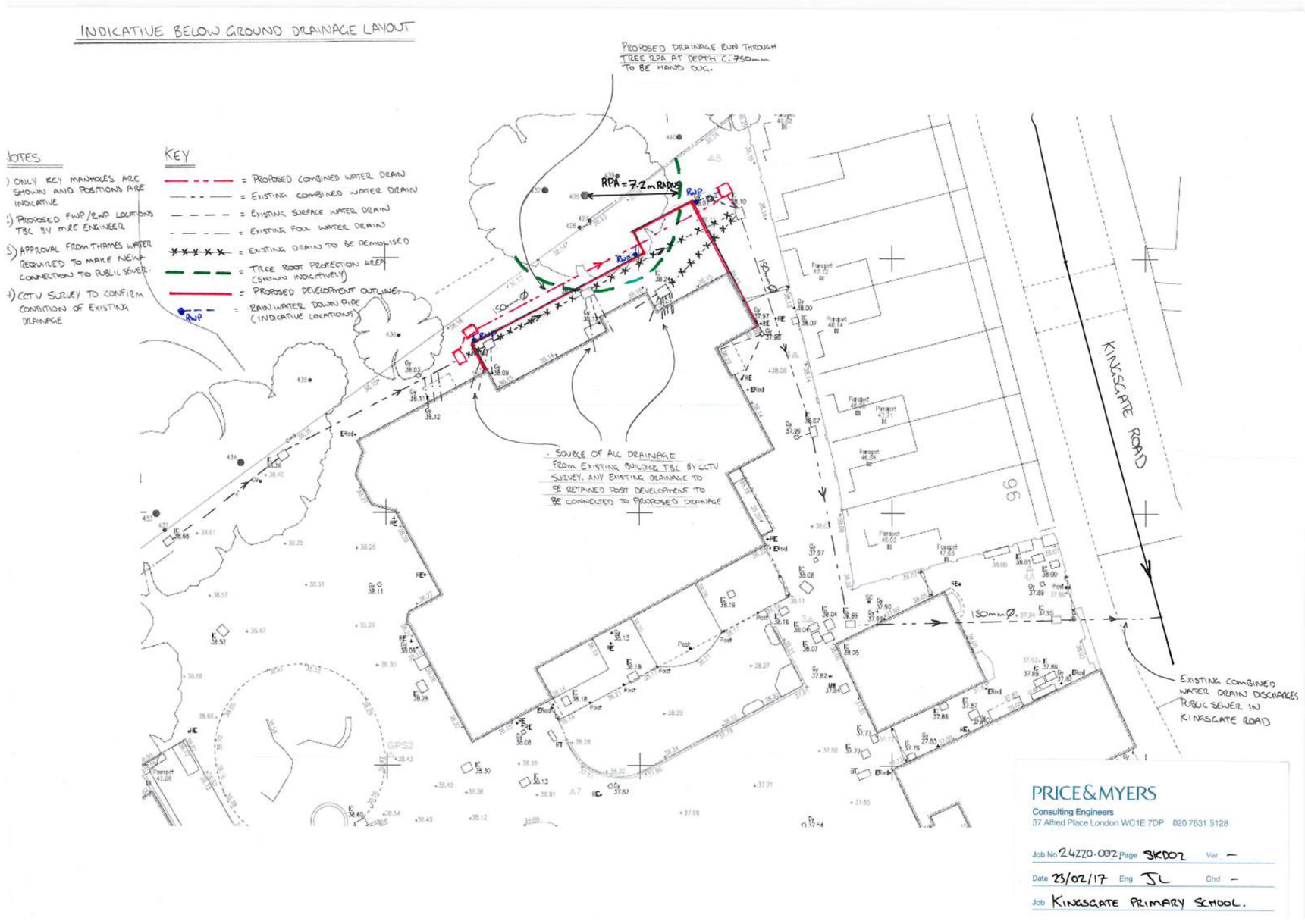
March 21st 4pm

Drainage

The Environmental Agency's indicative flood map show the development site lies within the flood zone 1 (low risk of flooding). The existing site area discharges both foul and surface water via a 150mm combined water drain to the public sewer in Kingsgate Road.

The development proposals will not increase the impermeable area of the existing site, and so the volume of surface water discharging to the public sewer will not be increased. It is therefore proposed that surface water run-off will continue to discharge to the existing drainage network mimicking current conditions.

The proposed drainage for the site will be developed in accordance with BS EN 752, BS EN 1295-1, Building Regulations Part H, National Planning Policy Framework, Sewers for Adoption and any other relevant documentation. Indicative below ground drainage proposals are provided in SKD02.
A S106 application will be made to Thames Water prior to making any connection to the public sewer.



Sustainable Design

Existing Building Features

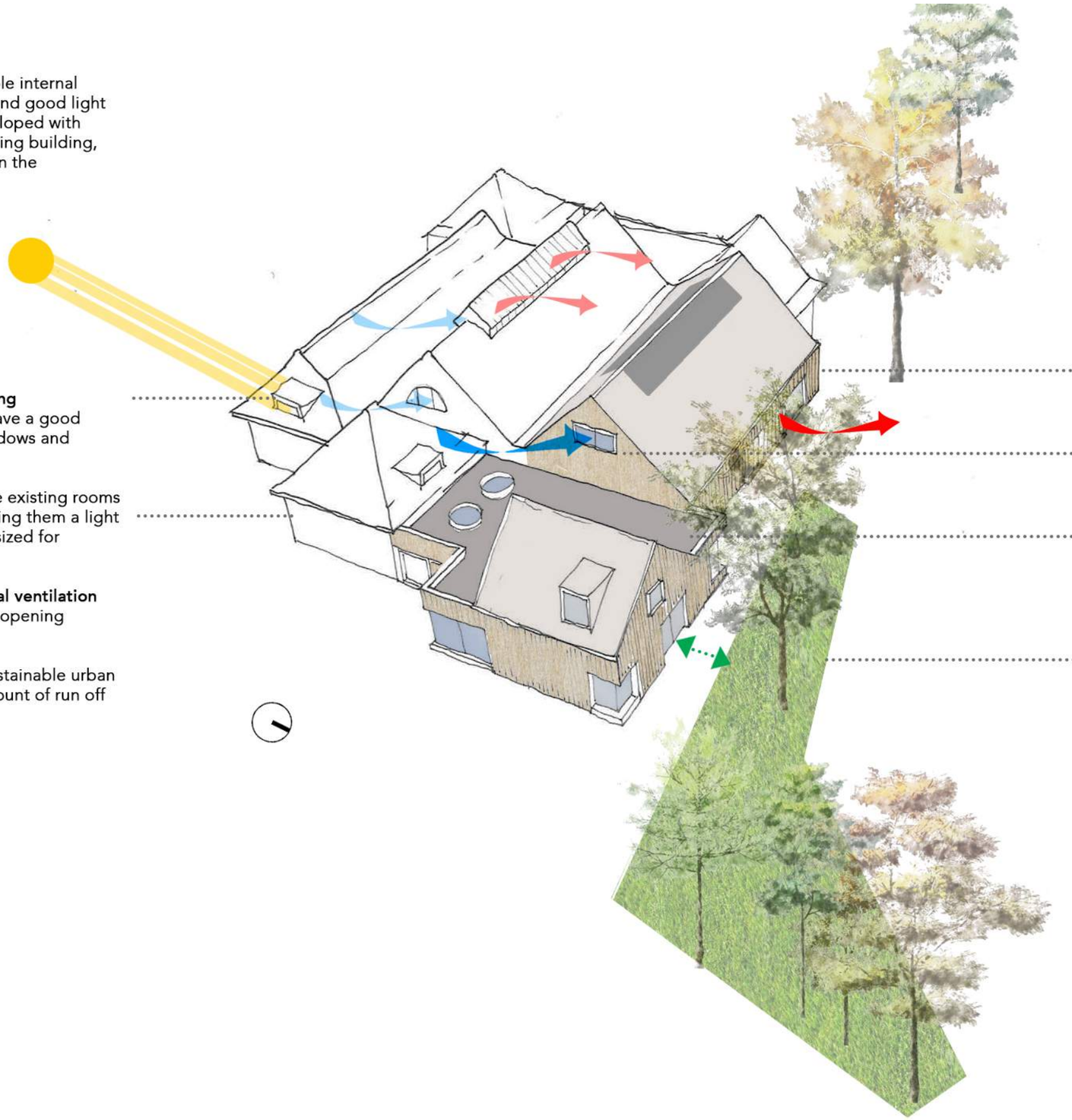
The existing building has a comfortable internal environment with natural ventilation and good light levels. Our sustainable design is developed with reference to the character of the exsiting building, incorporating features and building on the oppertunities provided by the site.

High level and multi-directional glazing - the rooms in the existing building have a good **quality of light** provided by large windows and glazed dormers

Generous floor to ceiling heights, the existing rooms have high ceilings and open roofs giving them a light and airy feel although they are undersized for classrooms

The existing buildings effective **natural ventilation strategy** is provided by high ceilings, opening rooflights and high level vents

Planters and water butts support a sustainable urban drainage agenda by reducing the amount of run off to the sewer



Site Opportunities & Constraints

The site for the extension is located at the north of the site so the new frontage to the park will be facing north. It has the benefit of this **connection to the park** and the aspect out to the sunlit trees.

As main facade of extension is north facing, rooflights are essential to the lighting strategy to get a similar quality of light as the original building

The **south-facing roof** gives potential location for PV's, the roof is mainly hidden from view and is a good location for vents or wind cowls

High performance SIP structural system with **timber cladding** creating new park frontage, all timber will be responsibly sourced and FSC, PEFC certified.

Openings in the flank walls of the roof can aid natural ventilation and the light levels

Roof lights in the flat roof area provide daylight deep into the plan

Bordering the school site is fenced **nature reserve** area, part design strategy is to open the new part of the building out to the park as this area could be better utilised by the school.

Construction Phasing and Management

Works will be phased on-site to minimise impacts to the running of the school. Majors works such as demolitions and installation of the new structure will be scheduled to happen outside of school term time. During term time deliveries will be restricted to avoid disruption to the school day.

The proposed construction method is an off site manufactured Structural Insulated Panel system. These timber panels will be craned and installed on site minimising disruption from construction noise and keeping deliveries to a minimum. The panels will be fabricated, delivered and installed by a specialist contractor. Below is a summary of the actions that will be taken to ensure safe working and minimise impacts.

All deliveries will be by rigid vehicles via route within traffic management plan agreed with local authority

Deliveries to avoid main student pick up/drop off times i.e. 8-9am and 3-4pm. Any deliveries attempted at this time will be turned away.

All deliveries will be banked by authorised Innovare personal to agreed offload area.

All loads are pre-slung offsite to avoid climbing onto vehicles.

All loads are trial lifted 200mm from ground level before full lift commences to ensure stable load

All Lifts banked by approved Innovare personal, crane plans by Innovare Crane Appointed person, crane operator by approve person. Lift plans issued to client 2 weeks ahead of proposed start date for confirmation. Innovare to avoid heavy lifting / noisy operations around crucial educational periods i.e. examinations.

A method statement is included opposite

ACTIVITY	POTENTIAL HAZARDS & RISKS	POPULATION AT RISK	RISK Rating L	S	R	PRIORITY RATING	CONTROL MEASURE SPECIFIED	REVISED PRIORITY RATING
Designers Risk 'Assessment *	Evaluate project & Design timbers to min engineering size required for strength & handling,Pre-manufacture as many components as possible for transport loading,unloading, storage & erection give weights of all components show temporary bracing on working drawings	Factory personnel All personnel All personnel Site personnel Site personnel	3	3	**9**	URGENT	Loads to be reduced where possible Factory personnel trained in handling timber components Loading & unloading to be done by experienced personnel only. Lifting holes or bolts through beams to be used in design element before slings and bands are removed from lorry. Trusses stood vertical to have temporary bracing on them	LOW
Loading/Unloading *	Forklift loading/Slinging Insecure load Manual handling/Back strain Dropped components/Falling from vehicle Struck by vehicles	All site personnel Site personnel/Gen Public All site personnel Site personnel Site personnel/Gen public	3	3	**9**	URGENT	Loading will be done by experienced personnel with unloading Safety in mind by mechanical means and using a harness and the operative on a lorry must be hooked on to the crane, driver to check load before moving vehicle & before unloading PPE to be worn,Boots,Hard hat & hiviz vest, no manual handling of materials,'Vehicle to use predetermined route NO reversing vehicle without Banksman be aware of unauthorised personnel	LOW
Craneage *	Incorrect slinging of loads Overloading / Stability	Erectors All site personnel Gen public	2	3	**6**	HIGH	Certified banksman & competent lift supervisor Operatives to receive Kinetic Handling Training Lifting equipment to be inspected and certified. Position crane in accordance with Method Statement & lifting plan	LOW
* **Use of independent Scaffold & mobile towers**	Stability and Movement Collapse of Scaffold Fall of persons, materials and equipment	Erectors	2	3	**6**	MEDIUM	Check that Contractors scaffold complies with regulations Take particular care not to drop material from scaffold Use safety harness secured to immovable structure Scafftags to be used & inspected & erected by competent person Ensure MC has the ground suitable,level & free of obstructions	LOW
* **MEWP's**	Fall from Overturning Crushing from floor or roof above.	Erectors/Site personnel Operators	2 2	3 3	**6** 6	HIGH	Certified plant inspected prior to use and recorded weekly, wear harnesses and insure you are connected while the MEWPS is driving on the external ground. Check the surface to be worked on is level and has no obstructions before moving into work area. Do not lean out of Mewp while elevating	LOW
* **Lifting timber & i-SIP panels**	Falling components, Incorrect slinging Panels & glulam slipping from slings	Erectors/Site personnel	2	3	**6**	HIGH	Double hitch slings timber beams by banksman,weights of beams on lift plan Lifting points of beams to be of constant inertia to be on the centre line or symmetrical about the centre line Beams to be lifted with lifting slings and slings to be fixed through the stud of timber frame panels and not just the top rail of the panel	LOW
* **Working at height on roofs**	Fall from height Drop materials	Erectors Site personnel	2	3	**6**	HIGH	Supervisor/Manager to inspect working areas prior to work starting when sheeting floor or installing trusses or roof elements fall arrest bean bags to be used or opratives be properly harnessed and protected at all times the full area is fully protected. Please note we have considered the use of collective measures for protection and it was deamed that there would be more risk in the installation of these safety measures (bird cage scaffold) or would not be resonably practicable using Safety decking systems. Take particular care not to drop tools or material	LOW
Manual Handling of materials Loose timbers	Skin exposed to treated timber Back strain	Factory personnel Erectors	2	2	**4**	MEDIUM	Wear protective clothing incl. gloves and eye protection Do not attempt heavy manual lifts beyond you comfertable level Be aware of any treated timber to be handled Manual handling training & mechanical lifts where possible Assessment required for manual handling	LOW
* **Use of power tools**	Noise Induced Hearing Loss Contact with rotating saw blades and cutting tools, electric shock H A V S The use of Nail Guns	Erectors	2	2	**4**	MEDIUM	Competent persons only to use cutting tools All tools operating at grater than 85dB will require the operator to use hearing protection. Check tools regularly, make sure they are 110V & earthed appropriately, check guards before use. Maintain electric tools every 6mnth,use appropriate PPE Trained, competent operatives only, gloves and eye protection required. Use low vibrating tools, keep tools sharp, keep hands & body warm users to be aware of hazzard,take short brakes to avoid long term use.	LOW
* **Fire Risk**	In service fire risk Fire risk during construction	All	2	3	**6**	High	Fire mitigation report completed to review the risk during construction In service fire stratagy to be produced by the principal designer (Main contractor/Architect) The CFOA have been notified regarding the detail of the project	LOW

LEGEND

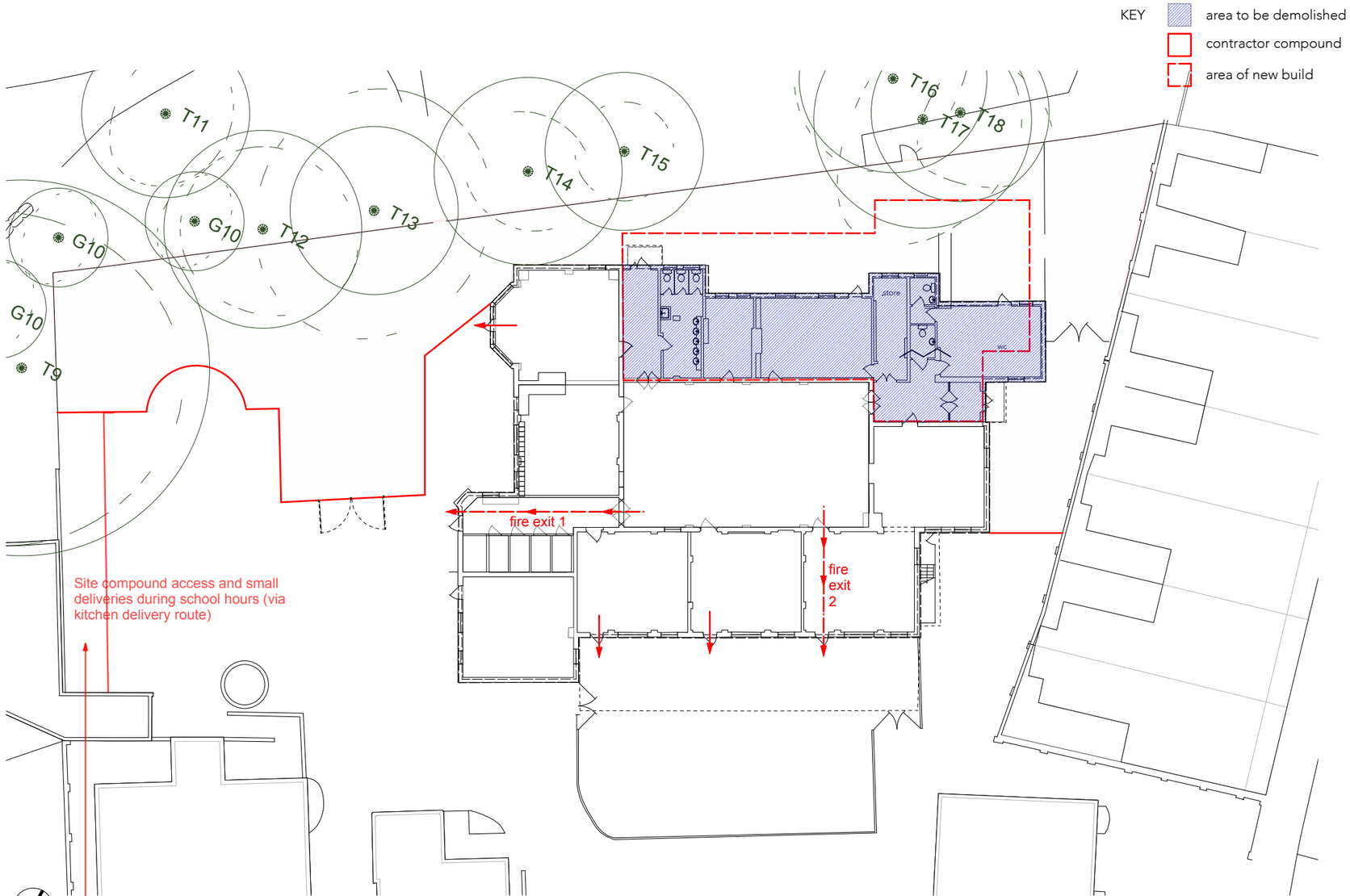
LIKELIHOOD
1. Low (Seldom)
2. Medium (Frequently)
3. High (Certain)

SEVERITY
1. Slight (Injury of a minor nature)
2. Serious (Off work for over three days)
3. Major (Death or major harm)

RISK RATING PRIORITY
1. No action
2. Low priority action
3 or 4 Medium priority action
6. High priority action
9. Urgent action

The plan opposite indicates the proposed secure compound for contractors which will allow the school to remain in operation during part of the works.

Deliveries outside of school hours will be via the main vehicular gates and into the contractors compound. A walking route for site access and small deliveries during school hours will be created by extending the current kitchen delivery route, creating a secure line around the compound.



1:200@A3 Autumn Term time Contractor's Compound

Sarah Wigglesworth Architects

Planning Statement

The proposals include the demolition of an existing single storey extension to the existing school nursery (150m^2) and replacement with a new 250m^2 extension to provide a new hall, library area and entrance space. The net gain in floor space is therefore 100m^2

The building is not listed and does not lie within a conservation area.

Pre application advice has been sought and we have met with the planning and conservation officers twice during this process including a visit to the site. A summary of the pre application engagement is below:

18/01/17 Meeting with Conservation Officer (Rachael Parry) and Tania Skelli-Yaoz at Camden Council offices to discuss proposals. Initial support for scale and massing of proposed extension and relationship to existing. Confirmation that materials for new extension should not mimic existing and support for timber cladding in relation to park landscape

24/01/17 Submission of pre application document including proposed drawings and materials

16/02/17 Meeting on site with Conservation Officer (Rachael Parry) and Tania Skelli-Yaoz and verbal comments received in support of application. Clarity on pupil numbers, travel plan, CMP, and detail of window openings requested.

22/02/17 Written feedback received (Ref 2017/0462/PRE)
Proposals deemed acceptable. Clarity on pupil numbers, daylight, area of extension, arborocultural impact, travel plan and window openings requested

The following statement has been compiled from feedback during the pre application process

History of site

The most relevant history is as follows:

2015/6033/P Planning permission granted on 12/02/2016 for the retention of 2 single-storey Portakabin buildings to be used as classroom accommodation for a temporary period until 30 August 2018. On site I was advised that these will be removed before the commencement of works relating to the subject proposal.

2015/4822/P Planning permission granted on 30/10/2015 for the erection of a single-storey classroom to the south west of the site incorporating a green roof and photovoltaic panels and associated external landscaped and a pedestrian entrance from Messina Avenue.

2012/6238/P planning permission granted on 11/02/2013 for the erection of 3-storey extension on Messina Avenue elevation of the main school building (following demolition of existing 1.5 storey toilet block), replacement/ installation of windows, installation of photovoltaics and rooflights and erection 2 canopies in connection with existing school (Class D1).

Policy Context
NPPF 2012

The relevant policies that would apply to this proposal are taken from the London Borough of Camden Local Development Framework (LDF) Core Development Strategy and Development Plan Policies adopted November 2010 and the revised London Plan adopted 2015. The LDF is accompanied by the Camden Planning Guidance (CPG) which was adopted April 2011 and partly revised since in 2015. These can all be viewed online at www.camden.gov.uk/planning. The emerging Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ends on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

The main issues under consideration with this proposal are land use, design, residential amenity, transport, access, landscaping & trees and planning obligations.

There is no change to the planning use class and the buildings will remain D1 use. The land forms part of the current school site and is an area of hardstanding (asphalt) It is currently underused by the school and has previously been used as a temporary car parking area. The area does not receive direct sunlight and as a result is no longer used as part of the playground.

An existing row of terraced houses form the eastern boundary to the site with a 1.5 storey high brick wall along the boundary. These properties have been extended at ground level but have no ground floor windows directly facing the site. A daylighting study has been carried out in line with BRE guidance and is included in this report. It shows no adverse impact of the proposals to residential amenity.

There is no net change in pupil numbers on the site and a transport plan is included with this application. There are no proposed changes to site access or boundary treatments. All new buildings will have level thresholds and in addition a new disabled WC is included within the proposals. An area of cycle parking adjacent to the proposals will be relocated elsewhere on the school site.

A tree survey has been carried out and an assessment of the impact of the proposals is included within this application. In order to minimise deep excavations within the tree root protection zone, we are proposing to bring our strip footings out of the root protection zone and locally cantilever the ground floor slab to support the external wall. This will result in minimal excavations of approximately 500m depth. In the next stage of works, we suggest a hand dug trial pit is carried out on our side of the boundary to see if tree roots are present, this should be overseen by an Arboroculturalist.

Land use
Policy CS1 (Distribution of growth) promotes efficient use of land and buildings in Camden and supports growth. This is supported in the emerging Policy G1 (Delivery and location of growth) of the Local Plan 2015. Policy DP15 (Community and leisure uses) encourages community and leisure uses, which schools fall into, to provide for the occasional use by a range of local community groups. Policy C2 (Community facilities, culture and leisure) is the emerging Community policy in the new local plan and emulates the above. As mentioned above, the proposals follow plans for expansion of this site; following the relocation of KS1 pupils to the new build at Liddell Place. KS2 pupils will accommodate the whole of the Kingsgate Primary school and as such require adaptation and upgrading to suit requirements.

As the land use of the site is retained as existing, the proposal is considered acceptable in principle. However, this is subject to further and revised details, in particular with issues raised under the Transport section and increase in pupil numbers. The proposal involves the loss of some of the existing outdoor play area, however, this is considered of a minor nature and therefore acceptable. It is acknowledged that many schools offer their sites to be used by the wider community.

Community access statement

Kingsgate school aims to work closely with its community and the new facilities will help develop this further.

Currently, the focus is on the school community, to provide support to the parents and carers of the children attending the school. This includes a wide range of outreach activities that are held mainly in the dedicated Family room, located adjacent to the entrance.

Secure access by the wider community to share the school facilities out of school hours is not currently possible, due to the layout of different blocks all reached by crossing the playground. The proposals create a more accessible solution by locating the main resource spaces in a single block with the potential for a new entrance to link to the adjacent public park. The new studio hall and library will form a new identity towards the park, acting as a beacon to invite the community in to share the use in the evenings and weekends. It is understood that changes to the park layout are also currently being considered by LB Camden and this presents a real opportunity to link the school site to the community as a significant resource.

Design & conservation

The Council's policy position on promoting high quality places which ensures Camden's places are safe, healthy and easy to use is set out in Policies CS14 (Promoting high quality places and conserving our heritage) and DP24 (Securing high quality design). Policy DP24 of the LDF expects all developments to be of the highest standard and to consider the character, the setting and context of neighbouring buildings. Policy DP24 also expects developments to consider the quality of materials that are used. Policy D1 (Design) of the emerging Local Plan states that high quality design is essential for all buildings. All new buildings should be designed to high standard, New proposals should take CPG1 (Design) into account.

The design proposals provide a sensitive response to the existing buildings and create a high quality addition which aims to:

Create a new frontage to the park to replace the existing 'back' elevation, providing opportunities for future community access and use of the wild life area.

Reconnect the school with the park, allowing views through the building to the mature trees beyond

Maximise the amount of natural light entering the teaching spaces with daylight coming from every aspect and views of the sky at high and low level

Respect the height and massing of the original buildings and repeat many of the forms, for example, the pitched roof and gable elevation, the long roof light to the hall, the dormer windows and gable elevations.

Create spaces both internally and externally that enhance the learning experience and are designed with children in mind.

Use a simple palette of materials which compliments the existing without mimicking it and creates a distinctive addition to the wider school site