Kingsgate Primary School KS2

Summary of actions following pre-application advice

Ref: 2017/0462/PRE

Point raised and responses (shown in italics)

1. Please clarify the extents of demolition and new build.

*Clarified in planning application and DAS*

2. If community use planned, please provide out of hours community access plan

*Out of hours use not currently planned by school but design and layout has been developed to allow for future community access and possible links to park*

3. Existing canopy on north elevation – can this be removed and reused elsewhere on the site.

*Not included in planning application but options will be considered as part of the wider site plan*

4. Details of window locations, position in wall and any projection/reveals etc

*Included in DAS under ‘details of window openings’*

5. Confirm if there are any proposed landscaping changes between the school and wildlife garden

*No proposed changes*

6. Include relevant measurements and calculations in accordance with BRE guidance.

*Basic daylight/sunlight studies in accordance with BRE guidelines included in DAS and shows no impact on residential properties.*

7. Loss of privacy to neighbouring dwellings as a result of high level dormer window.

*This window is in a roof space of a single storey pitched roof building. It will not be possible for occupants of the proposed building to look out of this window onto the neighbouring properties. Please refer to section drawings.*

8. Storage for bikes and prams should be provided

*Relocated cycle storage indicated in DAS and site plan*

9. Clarity on number of pupils required.

*Please refer to DAS introduction which states number of existing and proposed pupil places*

10. Travel plan required

*School travel plan included as part of the application.*

11. Construction approach

*Method statement for construction phasing and management including onsite contractors compound included in DAS*

12. Landscaping and trees

*Tree impact assessment and proposed mitigation included as part of application as well as tree survey*

13. Construction management plan

*Points raised will be taken forward and developed in detail once a contractor is appointed. Not possible to complete construction management plan at this stage in the project as contractor not yet appointed. CMP will follow Camden Pro Forma.*