

Argyle Primary School Annex Planning Application Statement for Change of Use

October 2017



Introduction

This statement is prepared for the full planning application of the Argyle Primary School's Annex Building. Works comprise the change of use of the Annex's first floor from the currently disused caretaker's home to a new STEM/Food Tech classroom, the ground floor's internal refurbishment to create a new reception area and minor external works.

Further to the advice received from London Borough of Camden, due to the scale and nature of the project, no D&A Statement is submitted as part of this application and this statement is prepared only to provide a brief summary of the proposed works.

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Background

Argyle Primary School is a 2 form entry community primary school, teaching in the region of 450 children from the ages of 3 to 11. It is located on Tonbridge Street, King's Cross London WC1H 9EG; and consists of two buildings.

The main school building is a 5 storey (3 main and 2 mezzanine floors) Victorian brick building, while the Annex is a two storey detached brick building on the south side of the site. The ground floor of the Annex is currently used as a family learning centre. The first floor was formerly used as a caretaker's apartment but it is currently unused.

In addition to the school's main visitor entrance, the Annex also has its own entrance gate on Tonbridge Street. The first floor accommodation can be accessed via an external staircase further along the footpath between the Annex and the street boundary.

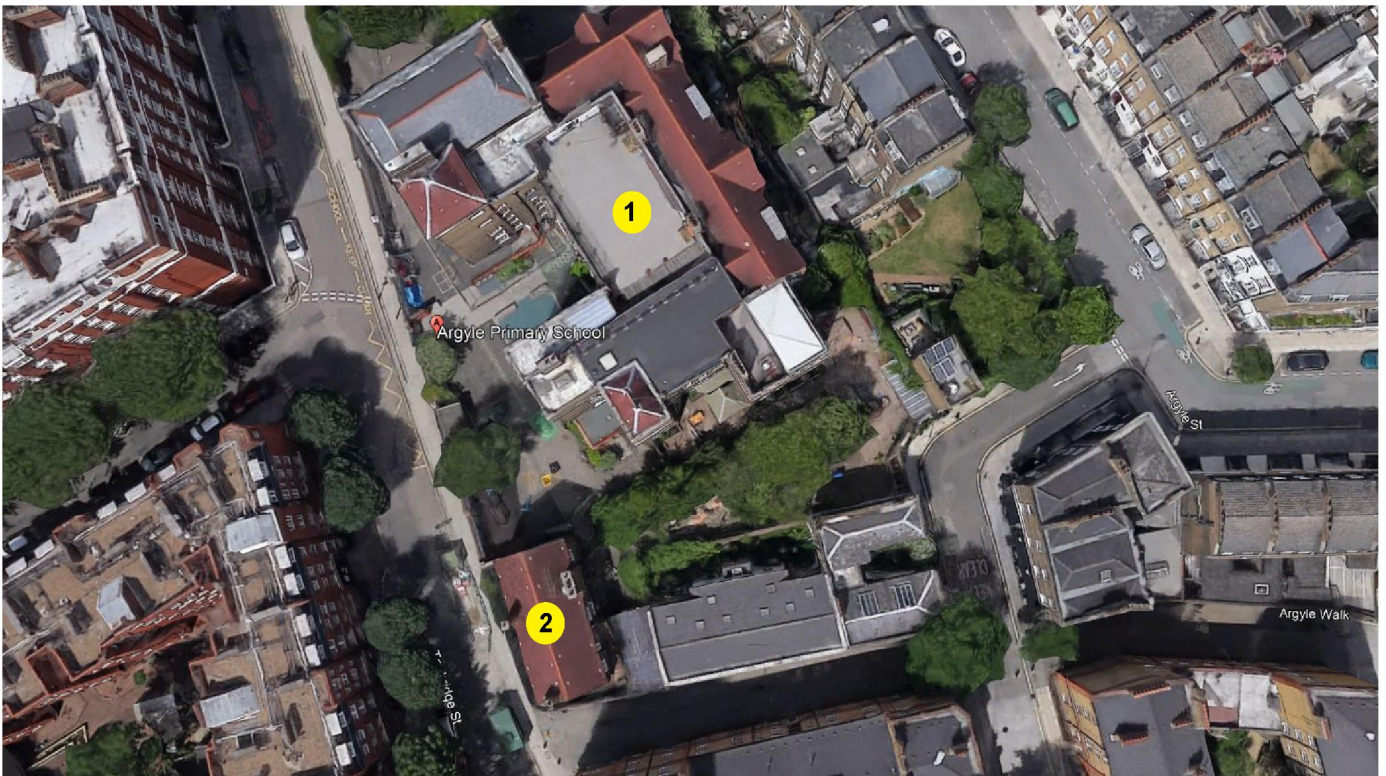
The school is in the Bloomsbury conservation area, however, the building is neither listed or in Camden's local listing.

Brief

The school wishes to convert the first floor of the Annex into a specialist classroom space for the delivery of food technology and STEM (Science, Technology, Engineering & Maths) lessons.

As part of the client's feasibility brief, the school also requested the review of the current entrance and reception area, as its existing location in the main school building allows visitors to freely access the school grounds prior their registration.

Fig 1. Google Earth View of the site with no. 1 indicating the main school building and no. 2 the Annex building



Site Photos



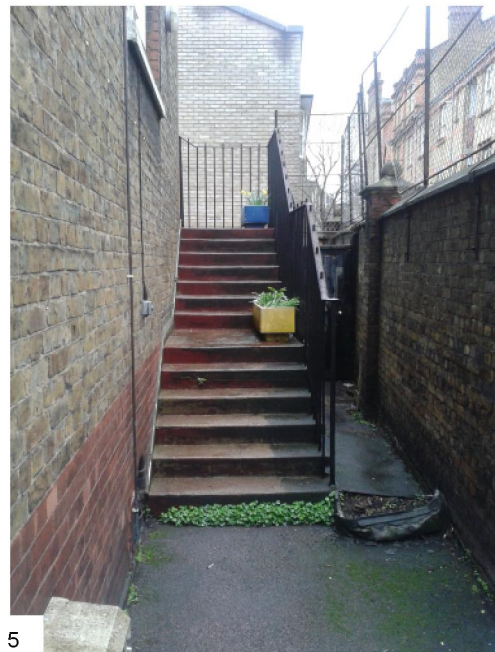
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List of Photos:

1. Corner of South-East and South-West Elevations
2. South-West Elevation on Tonbridge Street
3. North-West Elevation from the school's playground
4. North-East Elevation with external stair & door access to the existing first floor accommodation
5. External stair access from the footpath

Proposed Works - Ground Floor

The project will provide a new reception area in the ground floor by the internal refurbishment of the existing Family Learning Centre.

No changes are proposed to the external cladding; however a new ramp introduced alongside the footpath west side of the Annex will provide an accessible route to wheelchair users from the Annex to the school's playground.

Ground levels will be also adjusted to create level access between the main entrance door and the external gate.

Proposed Works - First Floor

The project will provide a STEM/Food Tech classroom on the first floor by means of internal re-modelling works.

Due to its poor condition and domestic appearance, the existing external door is also proposed for replacement with a matching design to the ground floor doors.

Access to the first floor classroom is provided via the existing stair. An Access Statement prepared by the client team describes accessibility issues in more detail, and its added to this statement as an Appendix.

List of Photos:

6. Footpath West side of the Annex, as the proposed location of the new ramp.

7-8. Internal photos of the disused caretaker's home in the first floor



Appendix

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Access Statement Section

Project: Provision of a STEM classroom at Argyle Primary School

Development

The existing two-storey annexe building situated on the school grounds, but not connected to the school building, will be refurbished and remodelled. The ground floor is currently used by the school as a family learning centre. The first floor was previously used as a caretaker's dwelling, but has been unused for some time.

The project will provide a STEM classroom on the first floor and the reception office function on the ground floor.

The ground floor reception office will have level access from the street. All visitors to the school will use this entrance and, therefore, will not be able to access the school building until they have been granted access by reception staff. This will improve the current position which allows visitors to access the school grounds once they have been granted access through the main gate.

Access to the STEM class

Access to the STEM classroom will be via the existing external stairs. Consideration has been given to the provision of a lift. However, following consultation with a Senior SEND Advisor, who works closely with the school, a lift will not be included in the development. The reasons for this decision are as follows:

- The school does not have a lift in the main three-storey building and so providing a lift to a single classroom would be extremely disproportionate;
- The school does not have any pupils who are unable to use stairs;
- Should pupils who are unable to use stairs join the school, they will be able to access similar facilities at a nearby primary school. Netley Primary school is 1.2m miles from Argyle Primary school and has an accessible STEM classroom that provides food technology facilities;
- The existing external stairs will be modified to even out the risings and goings, and nosings or paint of an easily distinguishable colour applied;
- The project budget is limited and the inclusion of a lift would preclude the delivery of key teaching and safeguarding elements.