

# 18 KIDDEERPORE GARDENS

## CONCEPT DESIGN

May 2018



18 Kidderpore Gardens



## CONTENTS

1. Introduction	P.5
2. Site Context	P.6
3. Site Description	P.7
4. Planning Policy	P.9
5. Brief	P.12
6. Site Analysis	P.14
7. Proposal	P.15
8. References Images	P.18

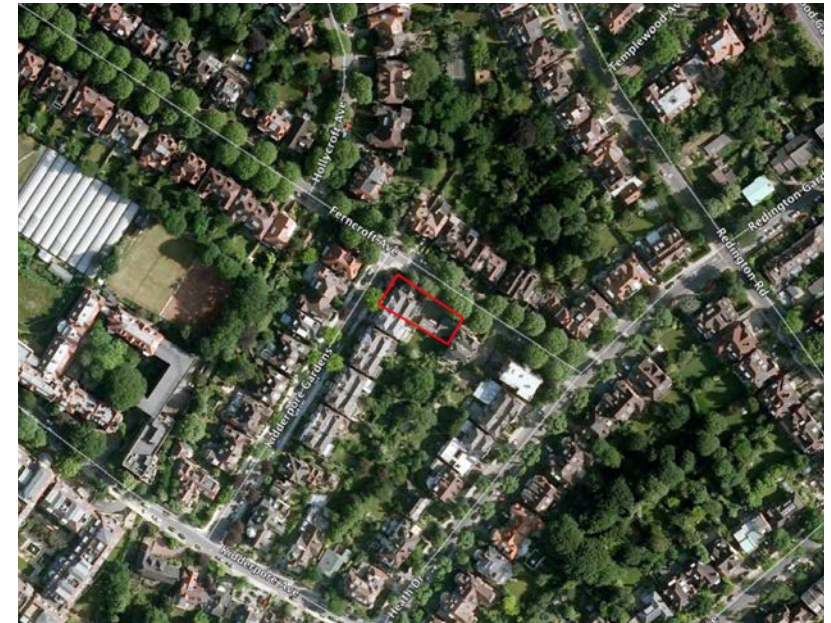


## 1. INTRODUCTION

This Design and Access Statement accompanies a planning application for the removal of two ancillary single storey buildings on the playground of St. Margaret Independent school for girls in Hampstead, London. It is proposed to replace these with a new single story building within the same footprint. The new structure will be finished in materials to match in style with the neighboring properties and to be in keeping within the Conservation Area. The proposals will provide a new multi-use purpose hall to the school, which can be divided into two classrooms, and a third room used as a laboratory.

These classrooms are designed to be flexible in use as per the school requirements.

The school is located at no. 18 Kidderpore Gardens, London NW3 7SR. It is situated within the Reddington Froggnal Conservation Area boundary.



## 2. SITE CONTEXT

- The site is located at 18 Kidderpore Gardens, London NW3 7SR.
- Kidderpore Gardens and the surrounding area is a medium density residential area with a mixture of large detached and semi detached turn-of-the-century houses.
- The street is part of the Redington Frognal Conservation Area.
- The Redington / Frognal Conservation Area occupies an area of sloping land to the west and south of the historic centre of Hampstead village. It forms a well-preserved example of a prosperous late 19th century and Edwardian residential suburb. The houses are predominantly large detached and semi-detached. They display a variety of formal and free architectural styles typical of the last years of the 19th and early years of the 20th century.
- The majority of the semi-detached, three-storey houses are in part rendered and part in orange brick.
- Kidderpore Gardens is lined with young trees and front boundaries to properties are a combination of low walls and hedges.
- The site is minutes away from Finchley Road and its excellent transport links. Hampstead Underground station is approximately a 0.7 mile walk away. Finchley Road and Frognal Overground Station is approximately a 0.8 miles walk away.



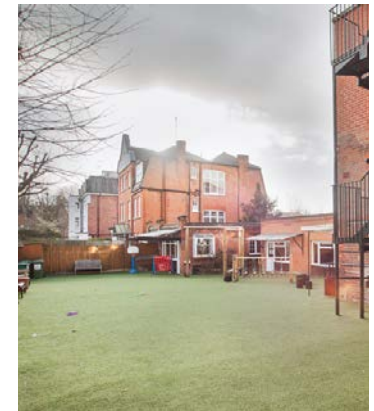
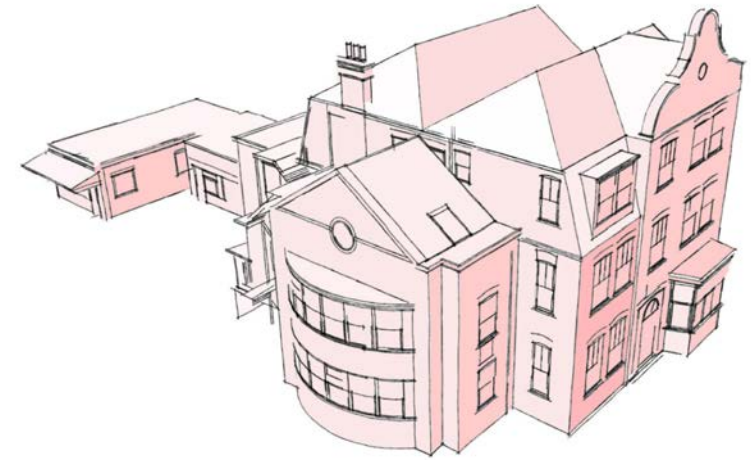


### 3. SITE DESCRIPTION

- The site is rectangular in shape, approximately 41m long and 20 m wide with the longer frontage onto Fencroft Avenue.
- St Margaret's is an Independent school for girls between the ages of 4 and 16 and recently celebrated it's 129th anniversary. It has been operating from the current site since 1954.
- The building was built together with the adjacent houses on Kidderpore Gardens whose frontages align. The property is one part of a semi-detached pair, partnering number 16 Kidderpore Gardens. Located on the corner of Kidderpore Gardens and Fencroft Avenue both the front and side elevations are street facing.
- Constructed from red / orange brick, the plan of the three storey front façade is stepped to accommodate a small projection formed by the gable at roof level which is mirrored next door. There is a pebble dash decoration at third floor level with a small porthole style round window centered in the wall. The other windows are all timber framed sash windows.
- There is a two storey extension on the side elevation dating from the early 1990's. This extension has a rounded bay window at Ground and at First Floor level and a pitched slate roof with modern 'Velux style' roof-lights.



- There is also a newer addition to the rear constructed from yellow London stock bricks with a flat felt roof.
- The main roof along the rear elevation is a mansard with two projecting dormers one of which allows egress via a metal escape staircase. The lower ground floor hall is also accessible from the rear.
- The roof structure is formed from the two mansard style roofs (front and rear) meeting in the middle of the plan to form a valley gutter with both 'mansards' hipped at the Ferncroft Avenue elevation.
- Within the rear playground, semi permanent single storey classrooms have been erected to allow additional teaching space and are the subject of this application





## 4. PLANNING POLICY

### National Planning Policy Framework

- Section 7: Requiring good design 58: This should respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.
- Section 11: Conserving and enhancing the natural environment 132: When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. 134: Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.
- Planning Policy Statement 5 (PPS5). Conservation principle 4 confirms that “change in the historic environment is inevitably caused by natural processes and by responses to social, economic and technological change.” Paragraph 4.2 states that Conservation is “the process of managing change to significant place in its setting in ways which will be best sustain its heritage values”
- Development plan policy DP22 (Securing high quality design) of the Council's LDF that requires all developments to be of a high standard design and take into consideration the character, setting, content, form and scale of the host building and surroundings properties.
- Development plan policy DP25 (Conserving Camden's heritage) of the Council's LDF. In particular the need to preserve and enhance the character and appearance of the area.

- Camden's policy Guidance (CPG1 – Design, 2. Design Excellence) states that excellence in design and schemes should consider: - The context of a development and its surrounding area - The design of the building itself - The use of the building - The materials used; - Public spaces
- Camden's policy Guidance (CPG1 – Design, 3. Heritage) states that Camden has the responsibility to preserve, and where possible, enhance the architectural heritage areas and buildings.
- Camden Core Strategy 2010-2015 (CS10 - Supporting community facilities and services) 10.4 - Education and training facilities: The Council aims to provide a high standard of education and training for everyone through the borough's network of schools, youth centres and arts and recreation facilities. We will also work with our partners, such as the higher and further education colleges and universities, neighbouring authorities and the community and voluntary sector, to ensure that suitable services and facilities for education and training are provided.
- Reddington Frogna Conservation Area

## PLANNING HISTORY

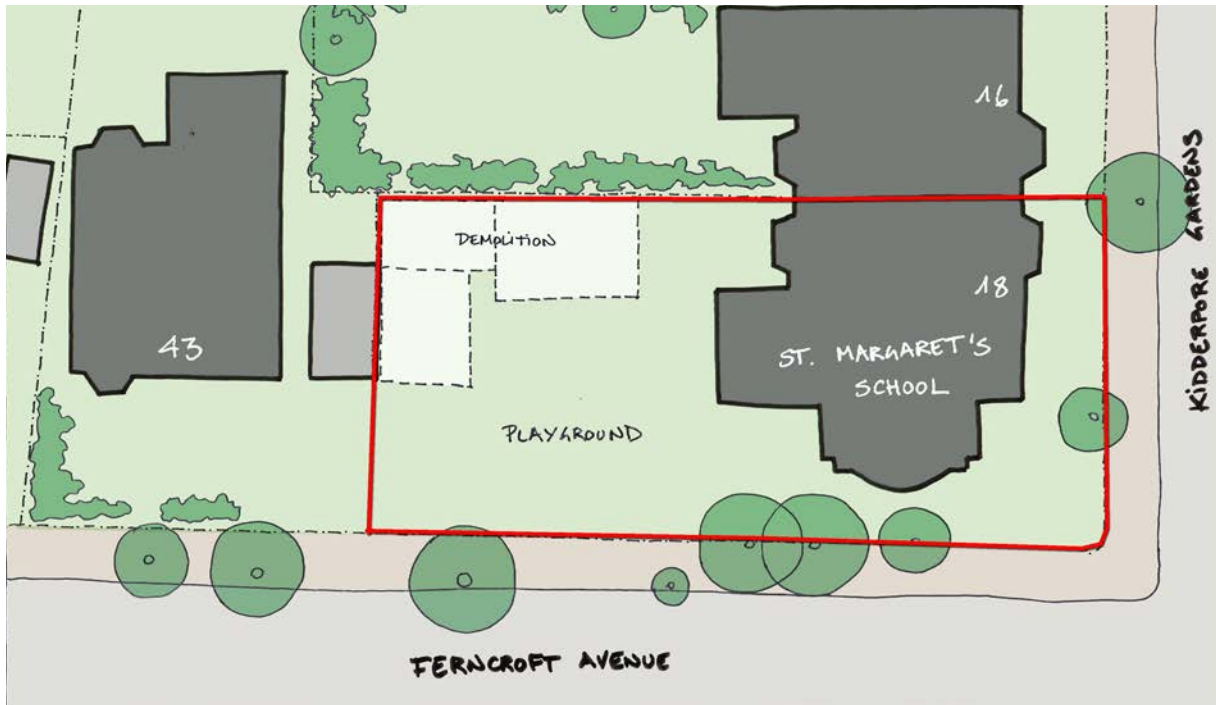
26 Applications in total, selected Submissions below:

- 2014/3603/PRE - Proposed 2 storey building to provide hall at ground floor level, following the demolition of single storey classrooms at the above property. 28/05/2014. Unacceptable, the council suggested a single storey building
- 2014/7530/P - Excavation of single storey front lightwell, erection of single storey ground floor rear stairwell enclosure, alterations and additions to rear basement fenestration, alterations and additions to rear terrace and alterations to outbuilding fenestration. 16-12-2014. GRANTED
- 2013/0816/P - Alterations to the existing roof to include a new inset roof terrace and installation of new balustrade, access staircase and new rooflights in association with educational use (Class D1). 20-02-2013. GRANTED
- 2011/3887/P - Erection of single-storey portacabin within school grounds (adjacent to junction between Kidderpore Gardens and Ferncroft Avenue) to provide additional offices for staff (Class D1). 08-08-2011. REFUSED
- 2009/4942/P - Alterations to include the insertion of three new windows on east and south elevation at ground floor level (following removal of three existing windows) to school (Class D1) 19-11-2009. GRANTED
- 2003/3447/P - Minor alterations to school building including insertion of new roof light to front, new window at basement level to rear, and new door to side (Ferncroft Avenue) elevation with entrance canopy. 12-01-2004. GRANTED
- PWX0302177 - The erection of an extension at rear first floor level to provide additional administrative accommodation for the existing school. 27-02-2003. REFUSED AFTER APPEAL
- 9210027 - Submission of details pursuant to Conditions 02 and 03 of the appeal decision granted by the Secretary of State on 14.01.92 for erection 2 1/2 storey extension. 23-04-1992. Grant Approval of Details / Res.Matters (Plan)

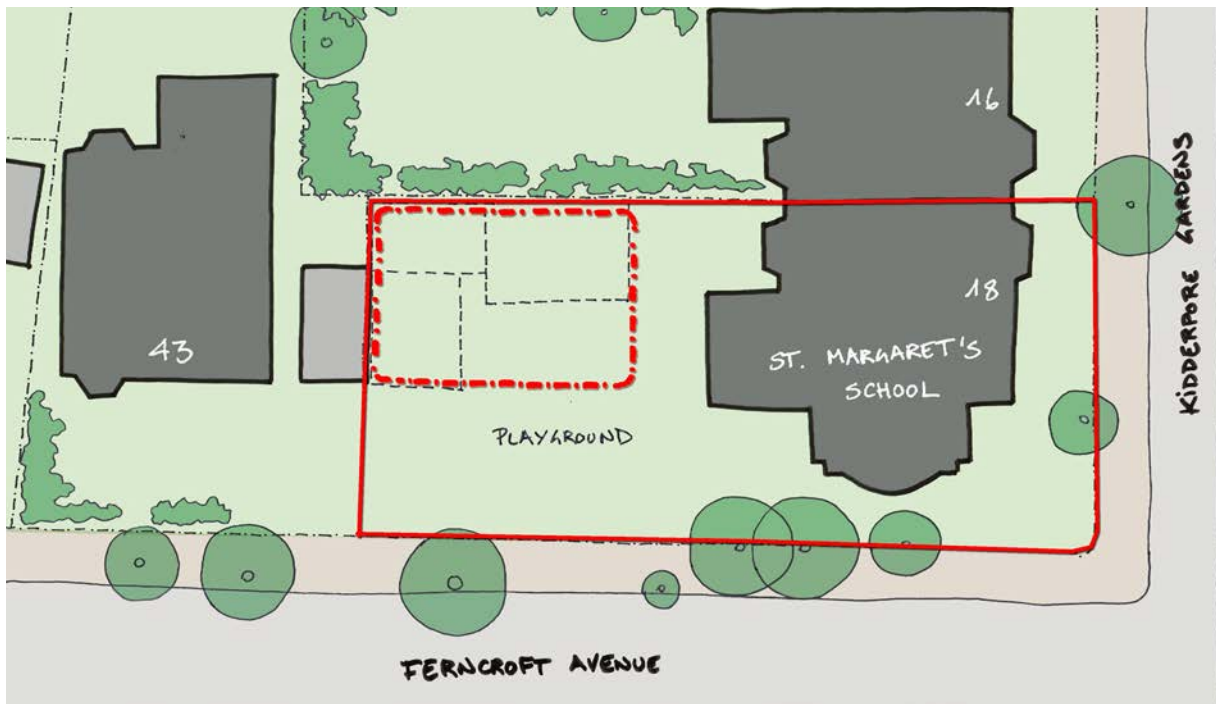
## 5. BRIEF

- The school is in needs of additional classroom space and has identified the existing Science Lab and Geography classroom as the best location to propose additional accommodation. The existing building sits at the back of the playground in an L shape. The proposed building will house a new science laboratory and an additional classroom of the same size as the lab. This classroom will have a flexible partition so it can be divided into two spaces if needed
- New building to be integrated to the existing streetscape and minimize impact to neighbouring buildings.
- New building to be finished in materials to match neighboring properties in style.
- Intervention Area: demolish existing single storey buildings and propose new accommodation within the same footprint.





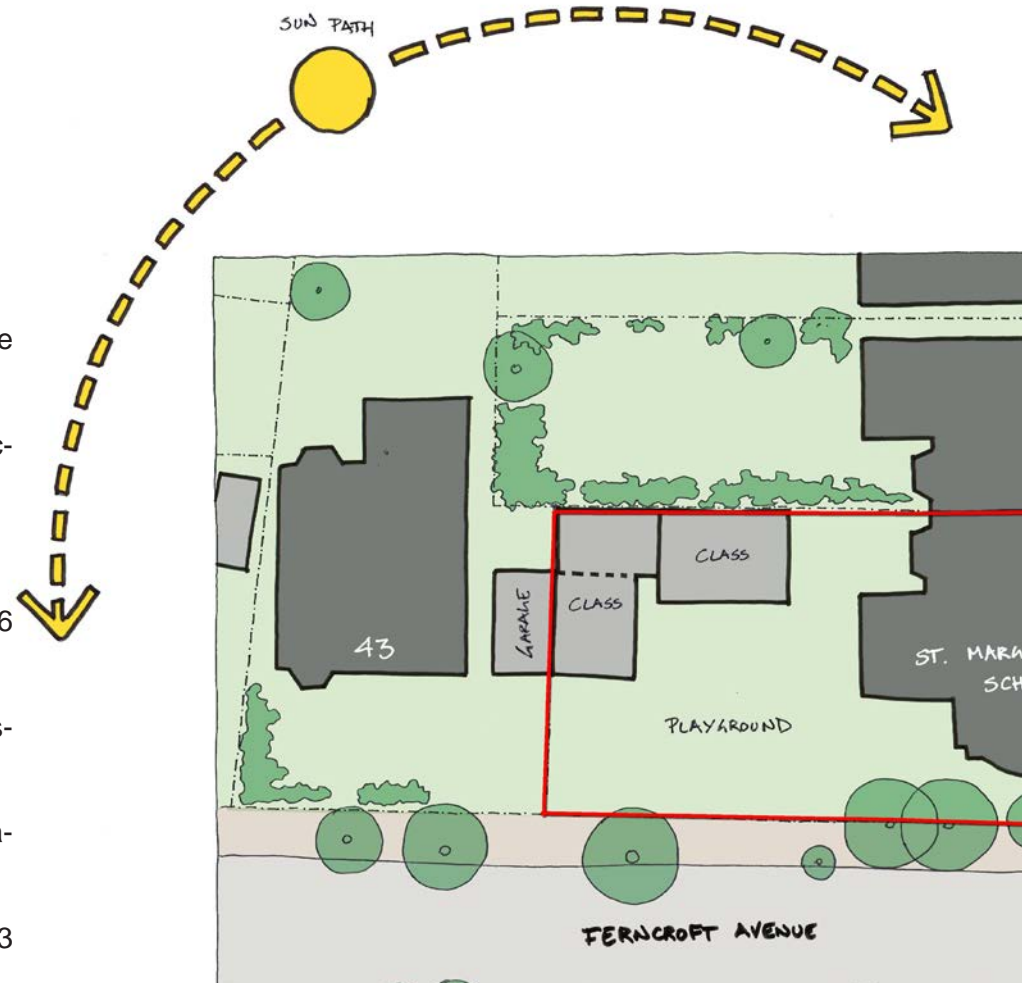
Existing Footprint



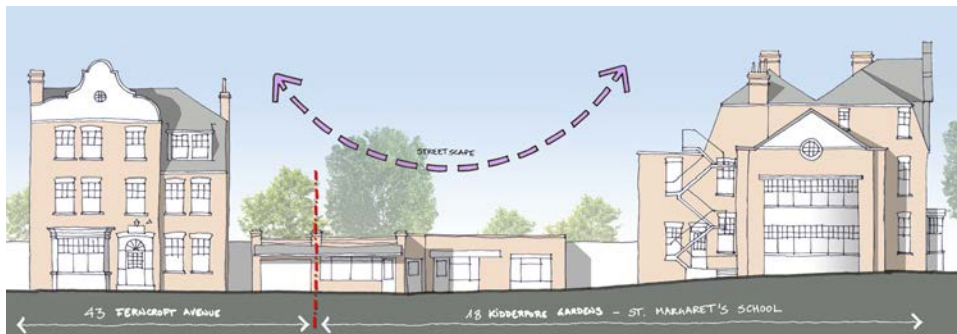
Proposed Footprint

## 6. SITE ANALISYS

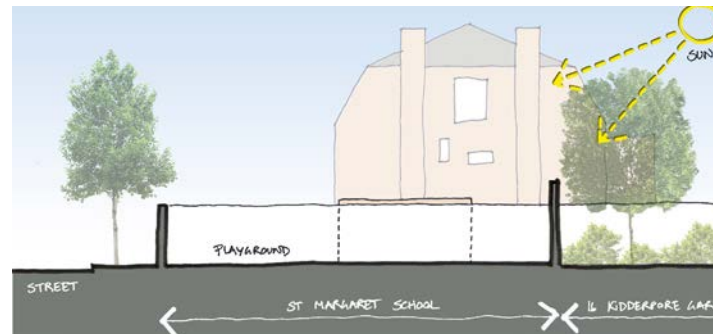
- Main school building faces onto Kidderpore Gardens.
- Main school building is semi-detached to 16 Kidderpore Gardens.
- Single storey classrooms at the back of the garden facing playground.
- Single storey classrooms shadows onto playground.
- London big Plane trees along Fencroft Avenue and in 16 Kidderpore Gardens back garden.
- Existing brick party wall between single storey classrooms and 16 Kidderpore Gardens.
- Classrooms in playground to be attached to existing garage at 43 Fencroft Avenue.
- Timber trellis boundary between playground and 43 Fencroft Avenue.



Existing Plan

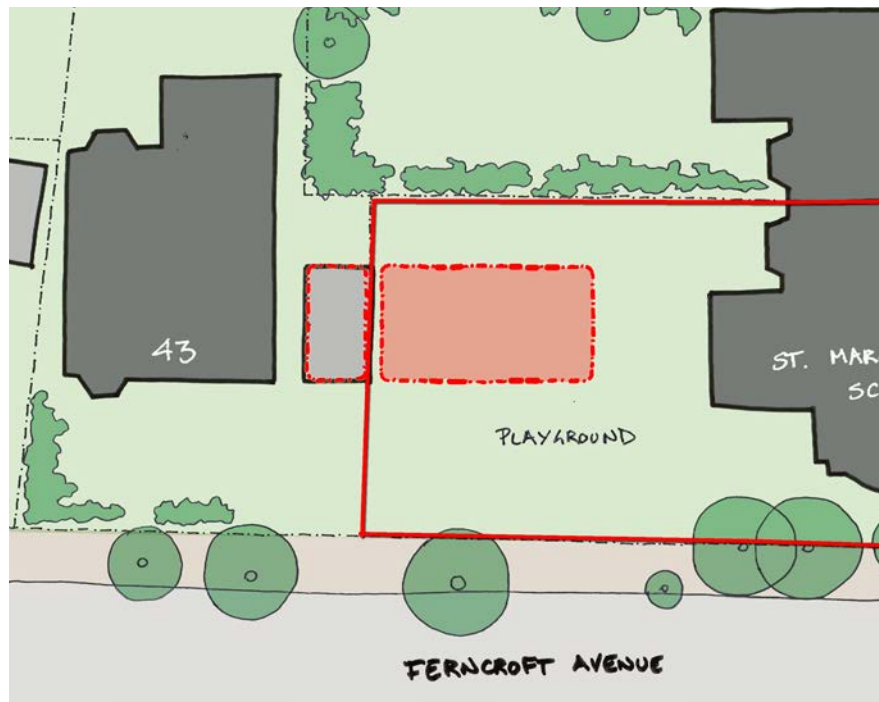


Existing Facade



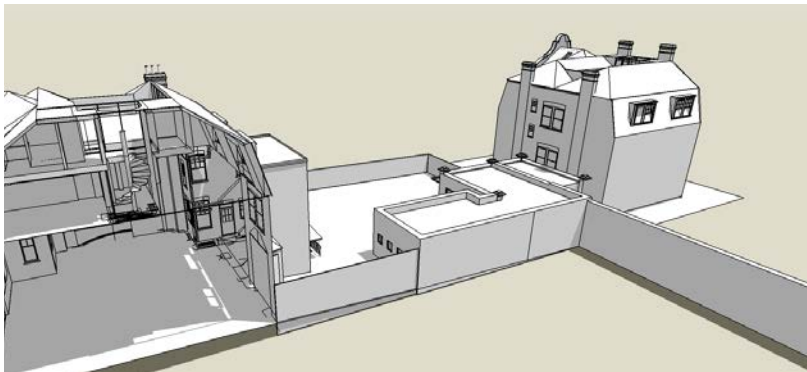
## 7. PROPOSAL

- 1A. Similar footprint and height matching the existing neighbouring garage at 43 Ferncroft Avenue.
- 1B. Ground Floor: Lab and 2 classroom that could be join creating a big space for multipurpose activities.
- 1C. Roof Plan: Green Roof to follow Camden's sustainability Policy, that can also incorporate skylight windows.



Proposed Foot print

## EXISTING 3D VIEWS





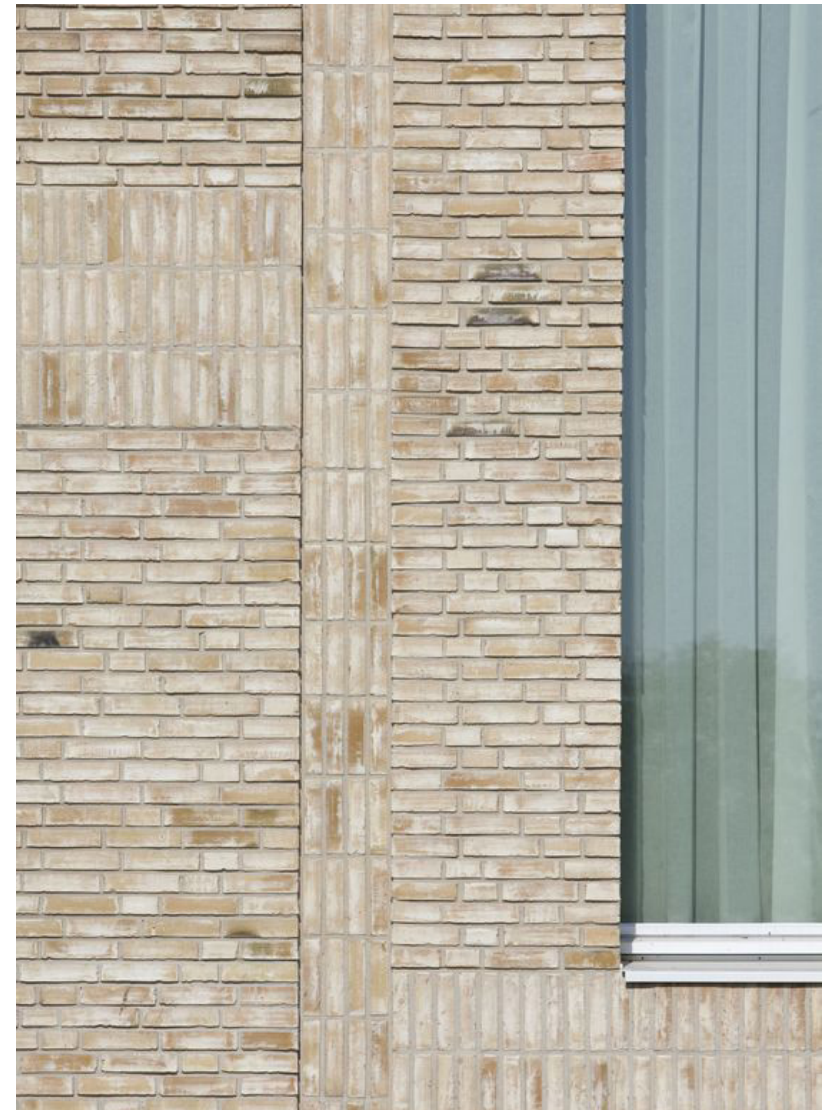
## PROPOSED 3D VIEWS



## 8. REFERENCES IMAGES











**XUL**  
ARCHITECTURE

18 Kidderpore Gardens