



Design and Access Statement

FAIRSEAT
CHANNING JUNIOR SCHOOL
1 HIGHGATE HIGH STREET
LONDON
N6 5JR

Report	Design & Access Statement
Project	Fairseat, Channing Junior School, 1 Highgate High street
Client	Channing School
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1 Introduction

1.1 This Design and Access Statement accompanies a planning application for a proposed new school hall at Fairseat, Highgate High Street, London, N6 5JR. Fairseat is the site of the Junior School at Channing School, an independent girl's school.

1.2 Fairseat is a large detached building, with grounds of 0.95 hectares, located to the south of Highgate Village, to the west site of Highgate Hill, see Figure No 1.



Figure No 1 – Fairseat and grounds edged in red

1.3 Channing School wishes to invest and improve the school's facilities and educational offering to its pupils. As an independent school the new hall is critical for the continued success and attractiveness of the school and ensuring the safe and effective delivery of its curriculum. The key improvements that the development will provide are:

- A permanent multi-purpose hall with capable of seating the entire school with enhanced accessibility for all
- New kitchens
- Improved landscaping within the site

1.4 This Design and Access Statement should be read in conjunction with the submitted Planning Statement (prepared by Rolfe Judd Planning Ltd), Heritage Statement (prepared by the Heritage Advisory) and the Visual Impact Assessment (prepared by Scarp Landscape Architecture).

1.5 The proposed facilities are to provide for existing student numbers and it is not proposed to increase the capacity of the school which is fixed at 350 pupils.

2. The Proposal

2.1 The proposal is to provide a multi-purpose hall with the capacity to serve the entire junior school. In addition, new kitchen facilities and associated storage space will be provided.

2.2 The Hall measures 195 sqm GIA.

2.3 At its greatest extent, the hall projects 14.5m from the existing elevation and has a width of 11.9m. The kitchen component has a length of 6.7m and a width of 5.6m.

2.4 The main fabric of the hall is in gault bricks to match the main building these will be specially manufactured to imperial dimensions and colour toned to match the main brickwork.

2.5 The contrasting bay windows and doors will be in traditional bronze finish.

2.6 The perimeter of the hall roof and the whole of the kitchen roof will be a green roof. The rest of the hall roof will be a play-area, fenced off by glass balustrades.



*Figure No 3 – view of the proposed hall extension, including the pavilion,
from the tennis courts*

3. Consultation with Camden Council and the Local Community

3.1 The planning history and consultation is detailed in the submitted Planning Statement by Rolfe Judd Planning Ltd.

3.2 This proposal has been developed in consultation with Camden Council over the past 2 years and discussions during a previous planning application referenced: 2017/7080/P. The client has also held multiple discussions with local amenity groups and held a public consultation on the 16th and 17th August 2018. Previous iterations of the proposal are provided below.



4. Design rationale

4.1 This section discusses the brief requirements and the design rationale of the proposal.

Brief Requirements

4.2 The Junior School is not served by a hall which can accommodate for the full capacity of the school. This presents challenges to its operation, management and safety.

4.3 For assemblies, sports and whole school activities pupils are required to cross Highgate Hill to the Senior School. This consumes time that could be spent in class and a logical concern of ensuring young children cross this major road safely.

4.4 The Junior School's dining room and kitchen are presently located in the original stable building, which is not connected to the main Fairseat building. This is inadequate in size so pupils have to sit in rotation, thereby extending the lunch period and as a space is restricted, unattractive and operationally inefficient. Therefore a new facility is sought.

Design Rationale

4.5 The proposed new hall is located to the south of Fairseat. The hall and the kitchen have been designed to meet the current, and anticipated future needs of the school, for dining, assembly and performance. The hall is unimpeded by structural elements, and provides flexible space to accommodate a variety of functions for the school. There will be associated storage for chairs, demountable stage and other associated activities.

4.6 The connection to the existing building is at lower ground floor level, and re-planning of the existing space within the building will improve the circulation and provide appropriate access to the new hall.

4.7 The southern and western elevations have fully glazed openings of a similar vertical proportion to the windows in the main building. These provide daylight to the hall and access to the play area for recreation and means of escape.

4.8 The hall is built of brickwork to match and reference the existing Fairseat brick. The roof accommodates a play area accessed from the ground floor of Fairseat

4.9 The volume and appearance has undergone various changes from the original pre-application design following discussions with Council officers and local amenity groups. It was considered that the proposed hall should be a distinctive part of the site, with its own character and identity whilst remaining an extension to the host building in consideration of the MOL designation.

4.10 The hall has been reduced in length by 2 metres to the west bronze bay end window, and by 3 metres in the north/south direction from the previous planning submission. Various materials were considered for the low section of the hall, bronze was chosen as a traditional material giving the best contrast to the gault bricks and maintaining the contemporary feel of the main hall. Bronze has also been affectively utilised at the recent extensions at the Senior School and therefore the use of this material helps to link and create familiarity between both parts of the Channing School.

4.11 The introduction of the bronze window bays and the reduction of the kitchen roof height has reduced the mass of the building considerably. The new bronze windows in the southern and western elevations retain the proportions of the main elevations within contemporary fenestration

4.12 Green roof has been introduced to the perimeter of the main hall and to the whole of the kitchen roof, maintaining the biodiversity of the site and softening the visual impact of the rood area. The perimeter railings have been removed and a new glass balustrade added to the central play area, which gives the building a lighter feel and enhances the 'openness' of the development in comparison to the previous submission.

4.13 The main hall will be built in gault bricks to match the main building, tying together the two elements.

4.14 The gross internal floor area of the existing buildings at Fairseat is 1,490 sqm, and the gross internal floor areas of the proposed extensions and alterations is 195 sqm

5. Access

5.1 Access to the new buildings will utilise the existing gate leading from Highgate High Street and Highgate Hill. This is the controlled access for staff, pupils and vehicles.

5.2 The school has further proposed a number of changes to the accessibility of the development to ensure it is available for all users.

5.3 Following discussion with Camden and with Local Amenity Groups during the Public Consultation, the school also proposes to submit a further application later during 2018 to provide a new vehicular access further down Highgate Hill in order to enhance the safety around the school and to separate pedestrian and vehicular access. As part of this proposal the school will also propose changes to the highway in the immediate vicinity of the school to further enhance safety and improve circulation.

5.4 The entire existing ground floor of Fairseat has level access from the existing combined staff and pupil entrance. A new disabled-lift will be provided off of the existing ground floor protected corridor (see DWG 343.36/PLA54) down to the lower floor adjacent to the existing steps (see DWG 343.36/PLA53). The lift will stop at two levels on the lower level, first at the existing lower ground level and second at the new dining hall level.

5.5 An alternative external disabled-lift will be provided next to the fire exit door to the dining hall, which will provide both entry and exit. There will be a refuge area adjacent to the lift which will be provided with an emergency phone and/or alarm as required. The school will ensure that there are appropriate parking spaces available for disabled users adjacent to the lifts as part of the landscaping plan.

5.6 All new external and internal steps and staircases to be max 150mm rise to comply with Part M ambulant disabled.

