



## 2002 - North Bridge Nursery

Design & Access Statement

Project Lead: MAP Architecture

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1.0 Introduction

MAP architecture have been appointed by Cognita to develop a preliminary design for a new, low impact expansion of the nursery as part of the North Bridge House group. As the school lacks rooms of good modern size and standards, this includes creating an extension at first floor level. This gives the opportunity to provide for a dedicated high quality multi-use space for pupils to utilise.

Existing School

North Bridge House Nursery is located in South Hampstead, London in the Fitzjohn's/ Netherhall Conservation Area. It is joined to the Pre-Prep School & is part of a group of 5 North Bridge House Schools operated by Cognita.

Project Brief

As the current classrooms are small & cramped the schools aspiration is to provide a larger, light & multi purpose room for its pupils. This can be located on the section of flat roof to the rear of the school at first floor level as a new roof extension. Key considerations of the project are as follows:

- 1. **Interior** - Quality of internal teaching spaces
- 2. **Fire Escapes** - Fire escape routes to be maintained
- 3. **Existing WCs** - Servicing & daylighting to existing toilets abutting the area for the extension
- 4. **Site Set-Up** - Construction methodology to allow working over existing building
- 5. **Views & Overshadowing** - Daylighting / overlooking & overshadowing to be considered.



Existing Photographs



2.0 Relevant Planning Policies

North Bridge Nursery School is located on Fitzjohn’s Avenue in a charming Victorian villa, previously known as Stepping Stones Nursery School. Due to its location in the Fltzjohns & Netherhall Conservation Area, careful considerations have been made to ensure that the development compliments its context & makes it a positive experience for users & viewers alike. The following is a list of policies that have been addressed in the design of the scheme:

Camden Local Plan Chapter 7: Design & Heritage

D1 - Design

The Council will seek to secure high quality design in development. The Council will require that development:

- a. respects local context and character
- b. preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage
- c. is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation
- e. comprises details and materials that are of high quality and complement the local character
- h. promotes health
- i. is secure and designed to minimise crime and antisocial behaviour
- l. incorporates outdoor amenity space
- m. preserves strategic and local views

D2 - Heritage

In order to maintain the character of Camden’s conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas. The Council will:

- e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area
- f. resist the total or substantial demolition of an unlisted building that

makes a positive contribution to the character or appearance of a conservation area

g. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area

h. preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden’s architectural heritage.

Design Camden Planning Guidance Chapter 5: Alterations & extensions in non-residential development

5.12

Proposals should assess the impacts of the scheme from a design perspective and the contribution it makes to townscape character including:

- having regard to the scale, form and massing of neighbouring buildings
- using materials and detailing that are sympathetic to the host building and buildings nearby
- respecting and preserving existing architectural features, such as projecting bays or chimney stacks
- respecting and preserving the historic pattern where it exists, and the established townscape of the surrounding area, including the ratio of built to unbuilt space
- the effects of the proposal on the amenity of adjacent residential properties with regard to daylight, sunlight, outlook, light pollution/spillage, privacy or the working conditions of occupants of adjacent non-residential buildings
- the effects of the scheme on important local views

- making use of sustainable materials wherever possible taking into account their lifespan, environmental performance (e.g. U values) and durability, e.g. changes to the visual appearance of materials from weathering

Fitzjohns and Netherhall Conservation Area Statement 2001

F/N1

...New development should be seen as an opportunity to enhance the Conservation Area. All development should respect existing features such as building lines, oof lines, elevational design, and where appropriate , architectural characteristics, detailing, profile & material of adjoining buildings...

F/N19

Extensions & conservatories can alter the balance & harmony of a property or a group of properties by intensive scale, design or inappropriate materials. Some rear extensions, although not widely visible, so adversely affect the architectural integrity of the building to which they are attached that the character of the Conservation Area is prejudiced. Rear extensions should be as unobtrusive as possible & should not adversely affect the the character of the building or the Conservation Area. In most cases such extensions should be no more than one storey in height, but its general effect on neighbouring properties & Conservation Area will be the basis of its suitability.

### 3.0 Relevant Planning History

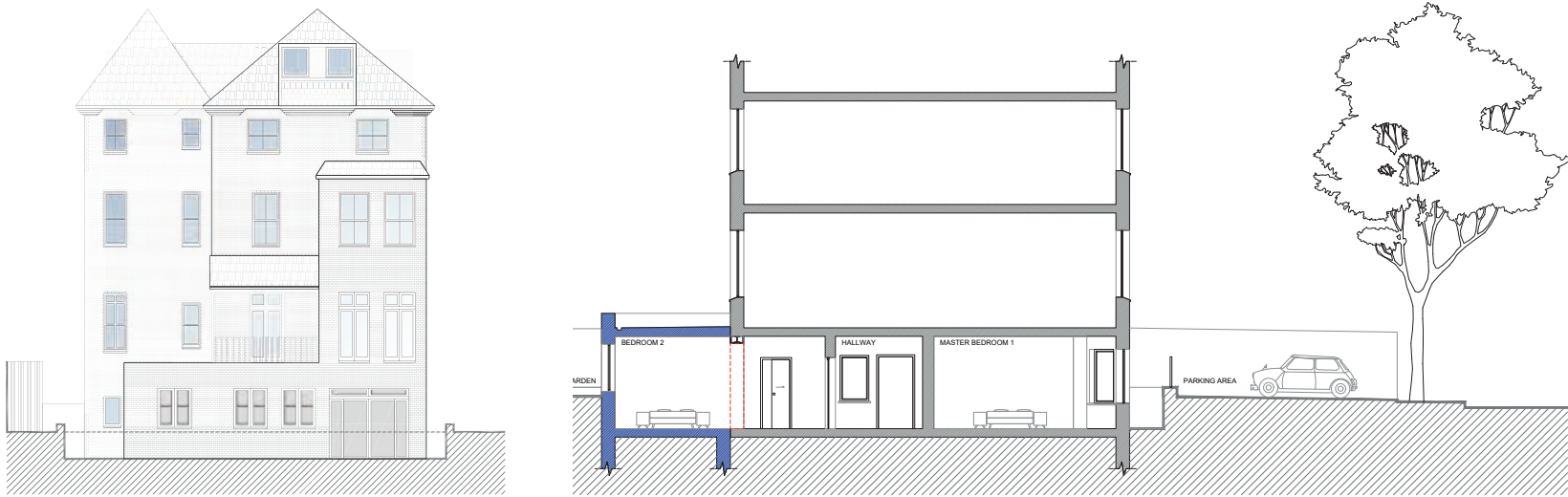
#### 33 Fitzjohns Avenue - formerly Stepping Stones Nursery School

**G7/3/3/36659 - Status - Decided (Conditional) (1983)**

Engineering works to raise part of the existing garden by 1 metre at the rear in order to create a uniform playground height and the renewal of existing chain-link fencing to an increased height of 16 ft. around the playground.

**G7/3/3/36061 - Status - Decided (Conditional) (1983)**

Erection of a building at the rear to be used only for the purposes of an assembly hall/gymnasium/theatre in association with the use of the main building as a nursery school.



31 Fitzjohns Avenue - Proposed Rear Elevation & Section

Other nearby planning applications include:

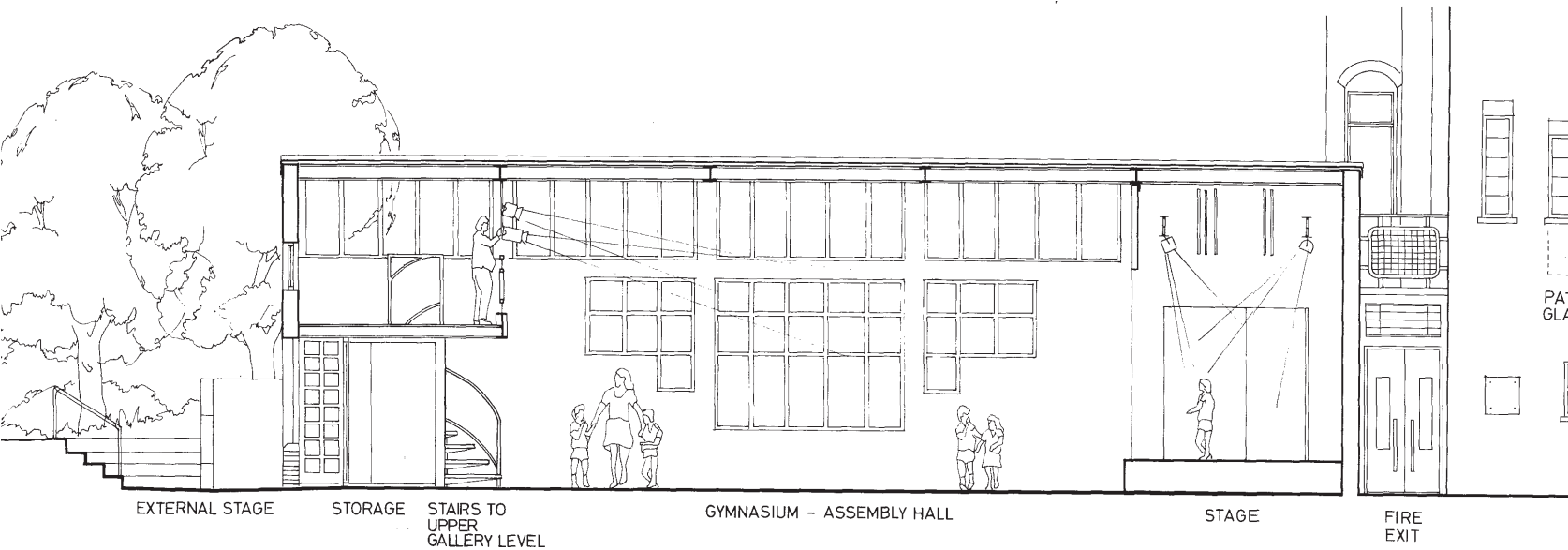
#### 31 Fitzjohns Avenue

**2019/0670/P - Status - Decided (Granted)**

Erection of single storey rear extension to lower ground floor flat and associated window alterations at rear

**2015/0411/P - Status - Decided (Granted)**

Replacement of three second floor rear elevation timber framed windows with double glazed timber framed windows.



33 Fitzjohns Avenue - Proposed Section

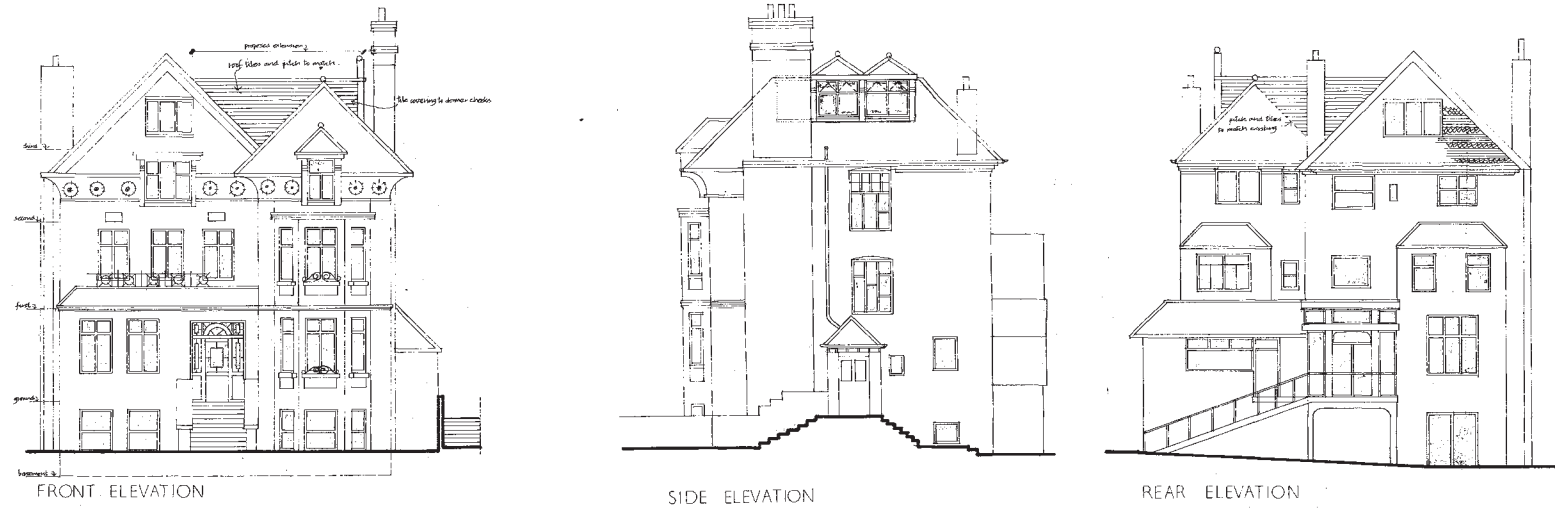
#### 35 Fitzjohns Avenue

**G7/3/9/27650 - Status - Decided (Conditional) (1978)**

Construction of a roof extension and dormer window.

**G7/3/9/27100 - Status - Decided (Conditional) (1978)**

Change of use into 7 self contained dwelling units including works of conversion and construction of 4 car parking spaces in the front garden with a means of access to the highway.



35 Fitzjohns Avenue - Proposed Elevations



4.0 Historic Context

Fitzjohn’s/Netherhall Conservation Area

The Conservation Area sits on the southern slopes of Hampstead between Rosslyn Hill & Finchley Road, slightly below the sandy hills of the village & Heath. The street layout is dominated by Fitzjohn’s Avenue running through the centre & parallel streets to the east & west of it. Finchley Road & Hampstead High Street/Rosslyn Hill form the west & east boundaries. Overall the urban grain shows large houses with generous gardens surrounded by the denser areas of Hampstead Village, Belsize Village & Finchley Road

Fitzjohn’s Avenue

Emerging from the closely packed streets of Hampstead, the impact of the scale, topography & architecture of this mature avenue is powerful. The dramatic descent to Swiss Cottage, generous width & length of the road & numerous detached houses make it the most prominent street of the area. The imposing trees were part of the original street design with grass verges & front gardens adding to the sense of verdant space. The front boundary walls display the richness of brick, terracotta & stone that is characteristic of the Conservation Area as a whole.

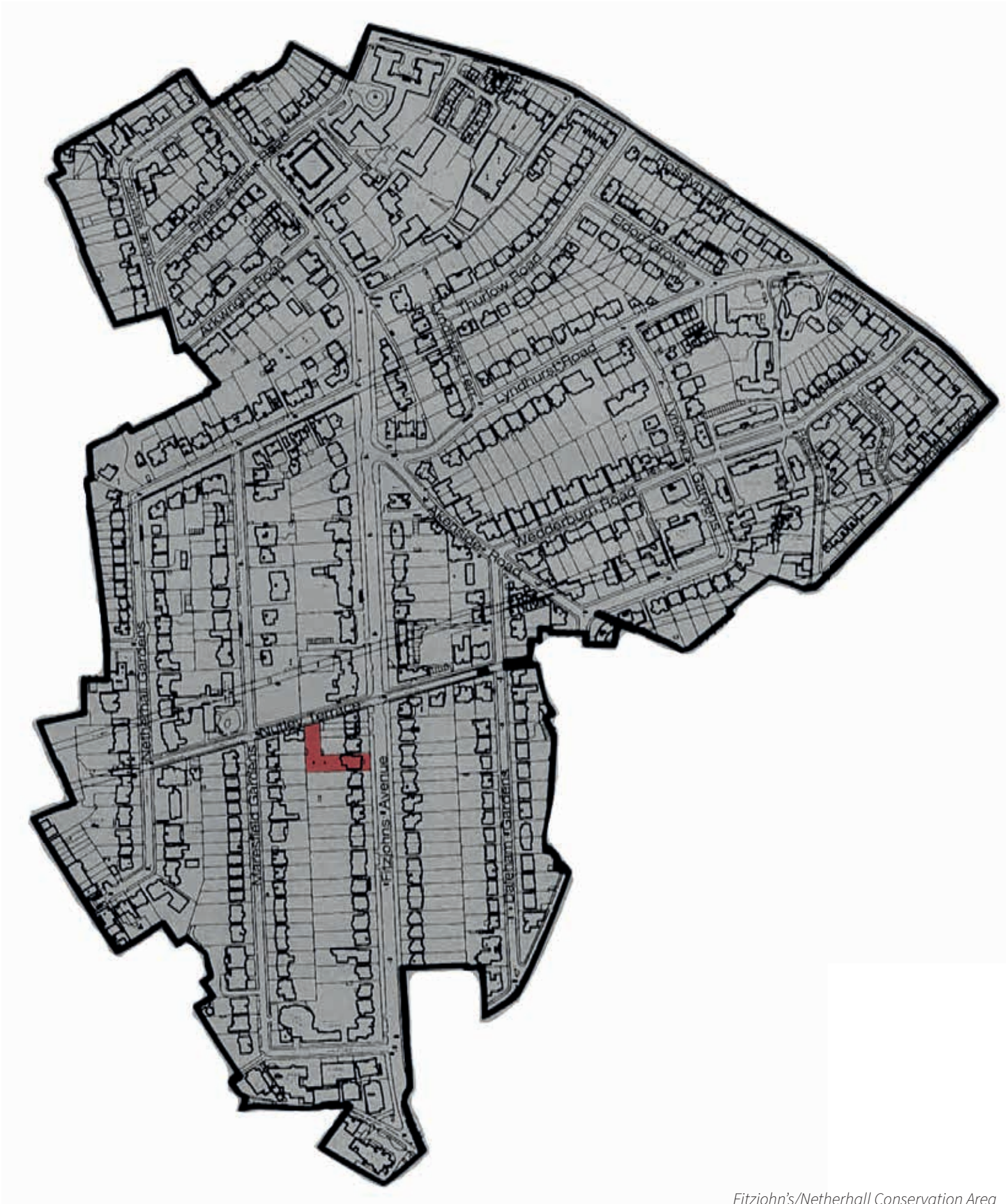
Nutley Terrace

The road divides the Fitzjohn’s section east/west with for roads cutting across north/south. There is little building facing the road except at the eastern end (perhaps due to concerns about structures over the railway line).

- Camden Council Fitzjohns/Netherhall Conservation area statement March 2001



Postcard  
1907





Fitzjohn's/Netherhall Conservation Area




5.0 Site Analysis

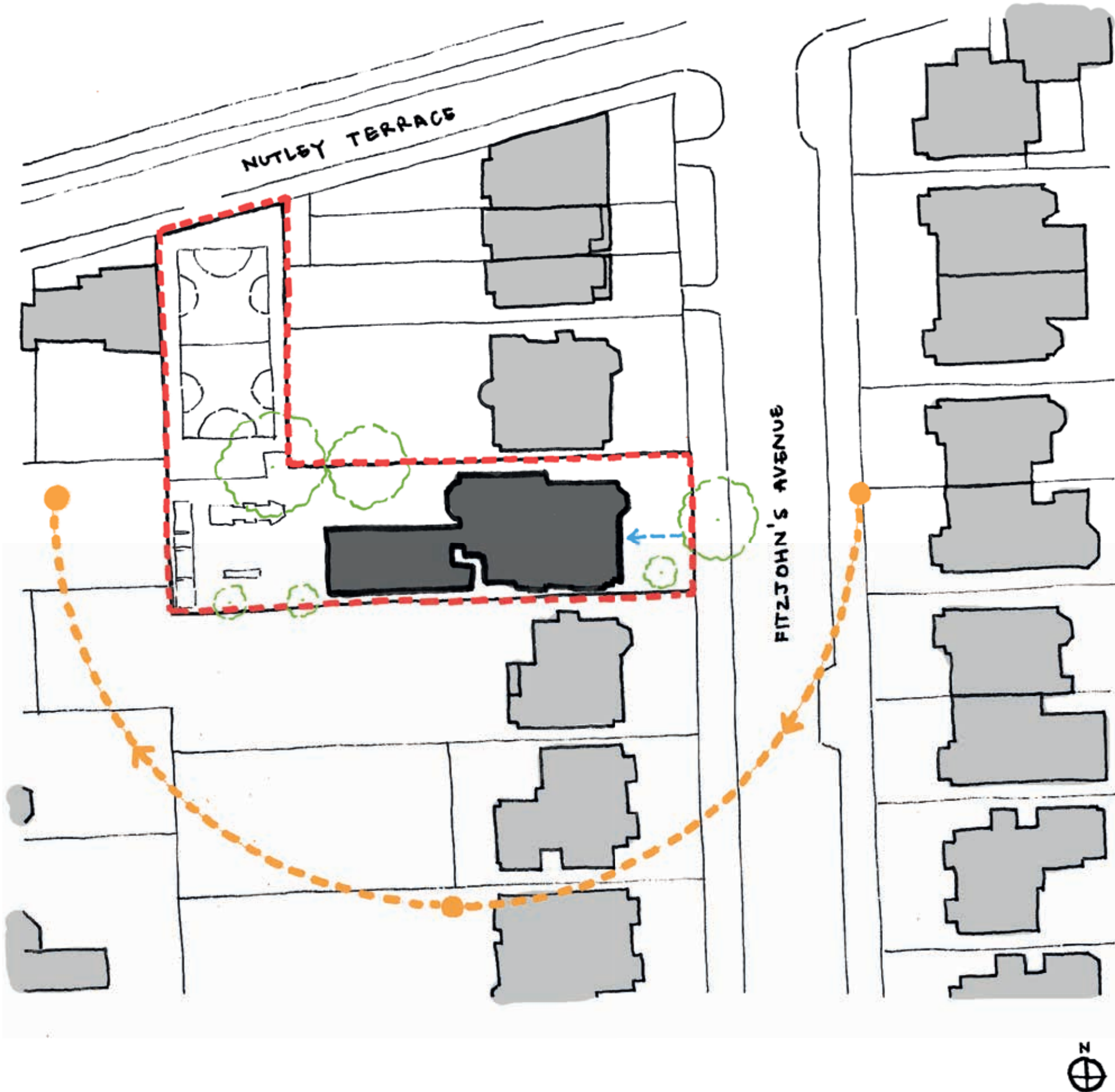
 **Site Boundary** - The site is L-shaped with a generously sized playground

 **Main Entrance** - The main school entrance is located off Fitzjohn's Avenue

 **Sunpath** - The proposed extension location is West facing, gaining mainly evening light & is currently overshadowed by the existing building at all sides.

 **Existing Building** - *The building is a Victorian Villa, typical of the architecture in the area. It has many predominant historic features such as a glass & iron-work porch & canopy over the front steps & a triple storey bay. It is finished with exposed purple brick with red brick for decorative features on windows & string courses.*

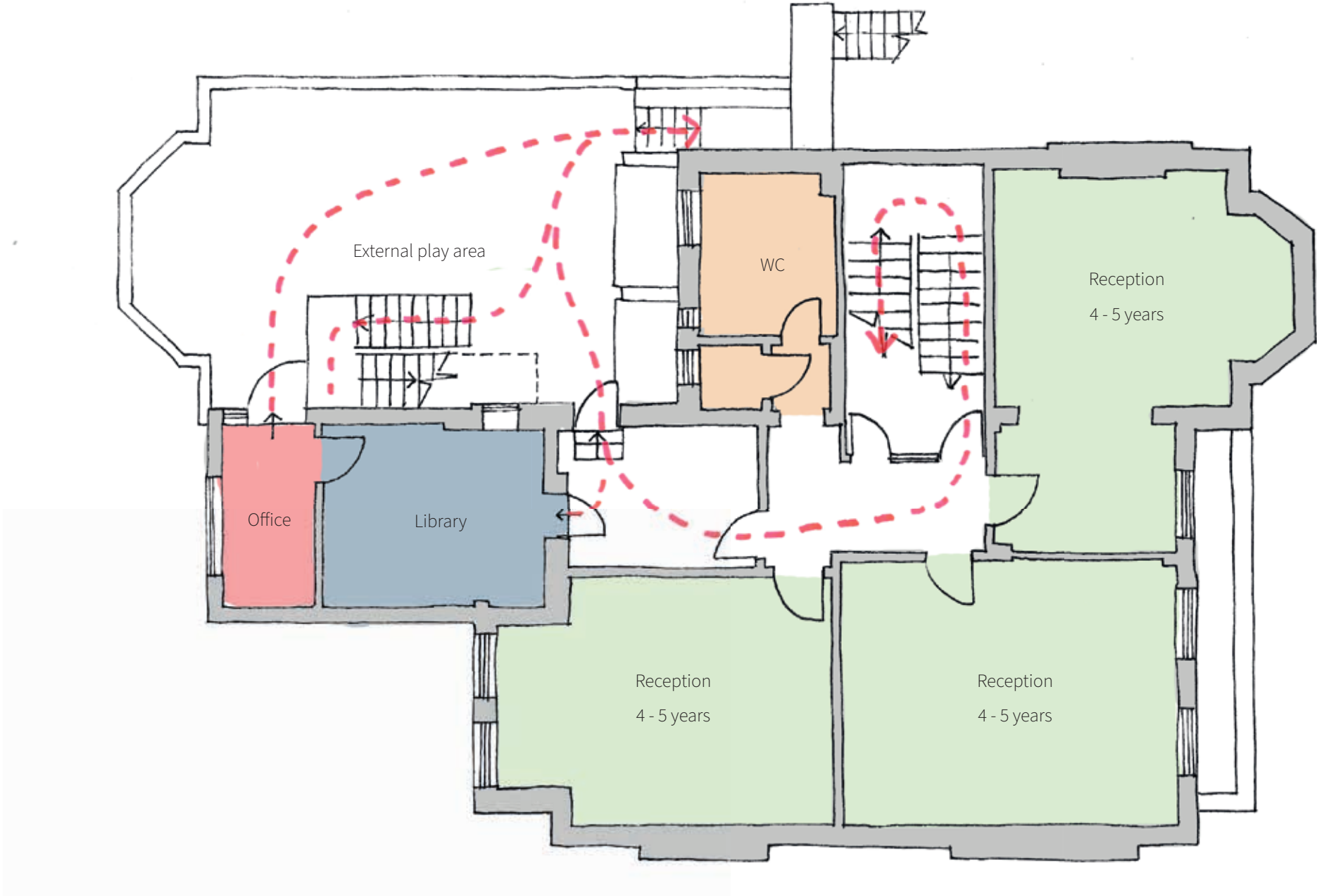
- Camden Council Fitzjohns/Netherhall Conservation area statement March 2001



6.0 Existing Site Description

6.1 Existing First Floor Plan

- 3 classrooms for Reception year group ages 4 to 5 years
- Toilets/services with limited daylighting
- Library & office space
- External play area
- Direct link to external fire escape routes



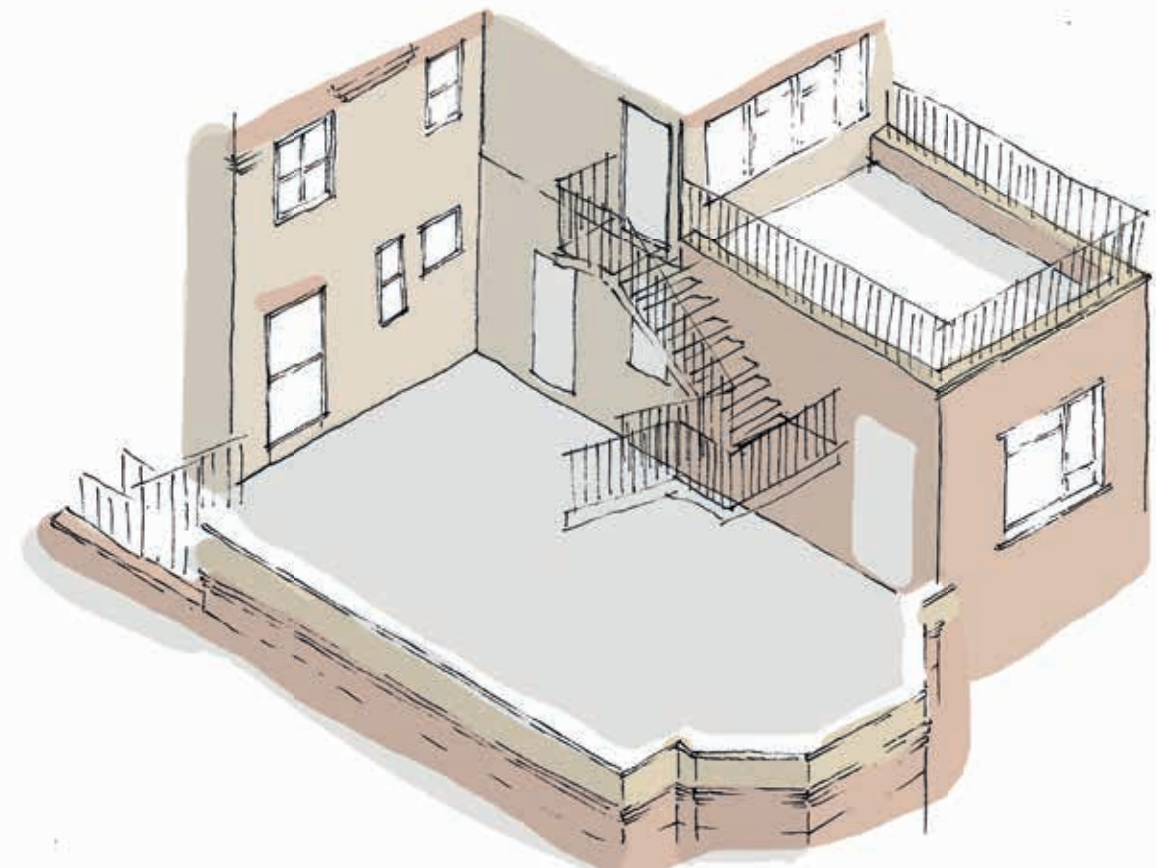
- New Classroom
- Classrooms
- Library
- Admin
- Toilets / services
- Assumed Fire Escape Route



## 6.0 Existing Site Description

### 6.2 Existing Massing

- Flat roof at first floor level currently used as external play area
- Fire escape routes from second & first floor levels
- Existing windows to WCs currently blocked





6.0 Existing Site Description

6.3 Existing Elevations



Front Elevation



West Elevation



Rear Elevation



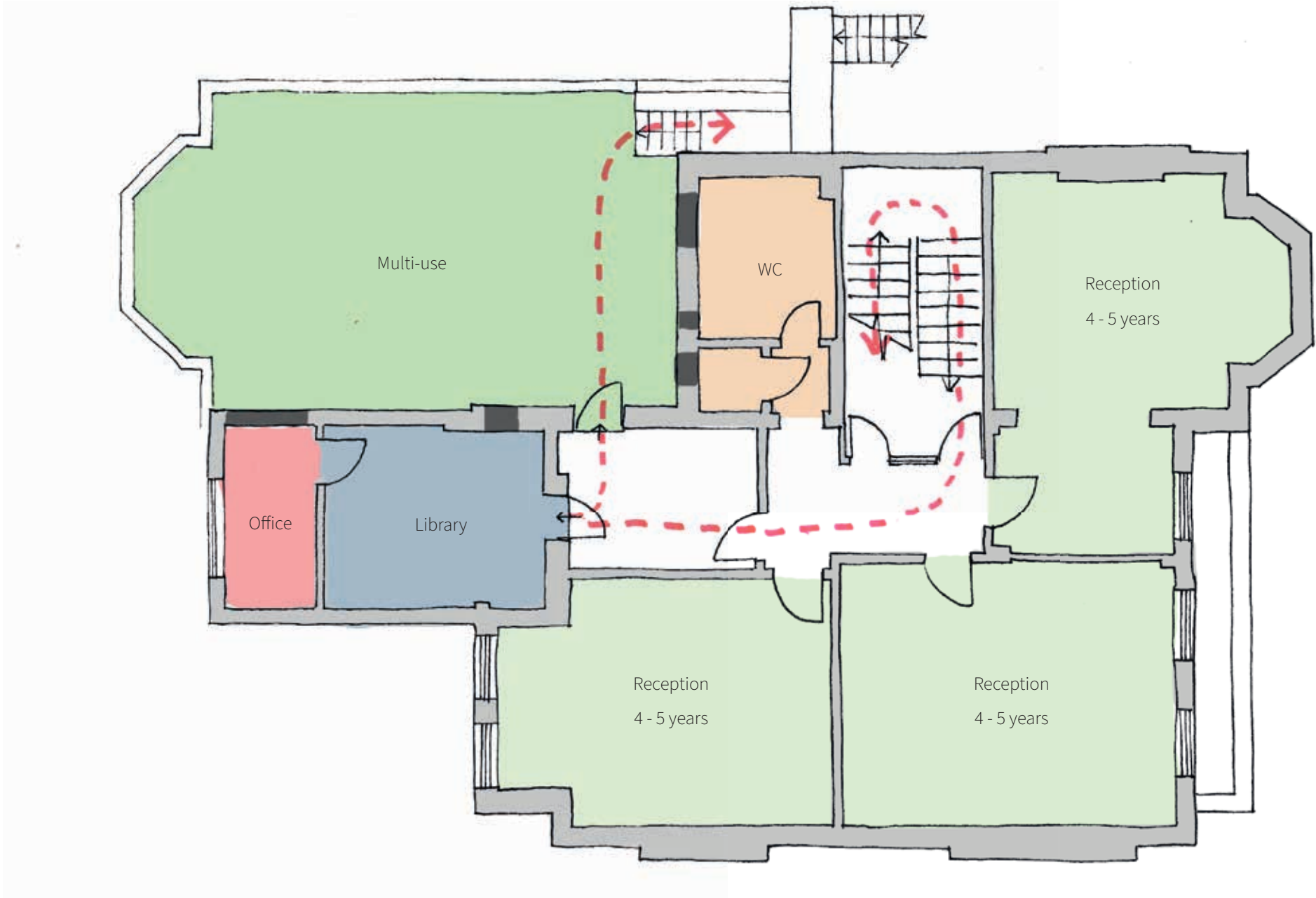
East Elevation



7.0 Proposed Site Description

7.1 Proposed Floor Plan

- 3 classrooms for Reception year group ages 4 to 5 years to remain
- 1 new multi-use classroom
- Toilets with new ventilation & lighting services
- External play area on terrace above new roof extension
- Fire escape routes through new classroom & direct link from new terrace

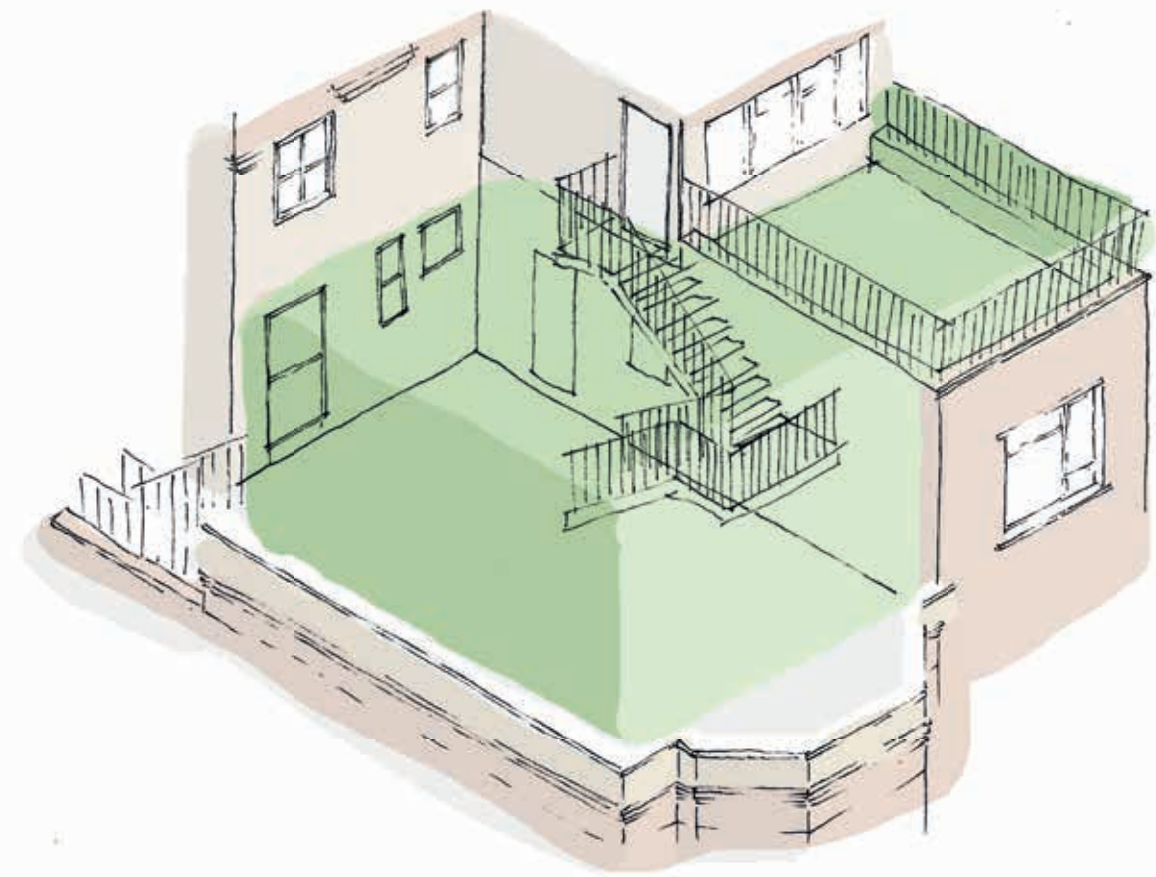


- New Classroom
- Classrooms
- Library
- Admin
- Toilets / services
- Assumed Fire Escape Route

## 7.0 Proposed Site Description

### 7.2 Proposed Massing

- Roof extension at first floor level with terrace above
- Continue access to existing fire escape routes
- Block windows & doors towards existing flat roof completely





7.0 Proposed Site Description

7.3 Proposed Elevations



Front Elevation



West Elevation



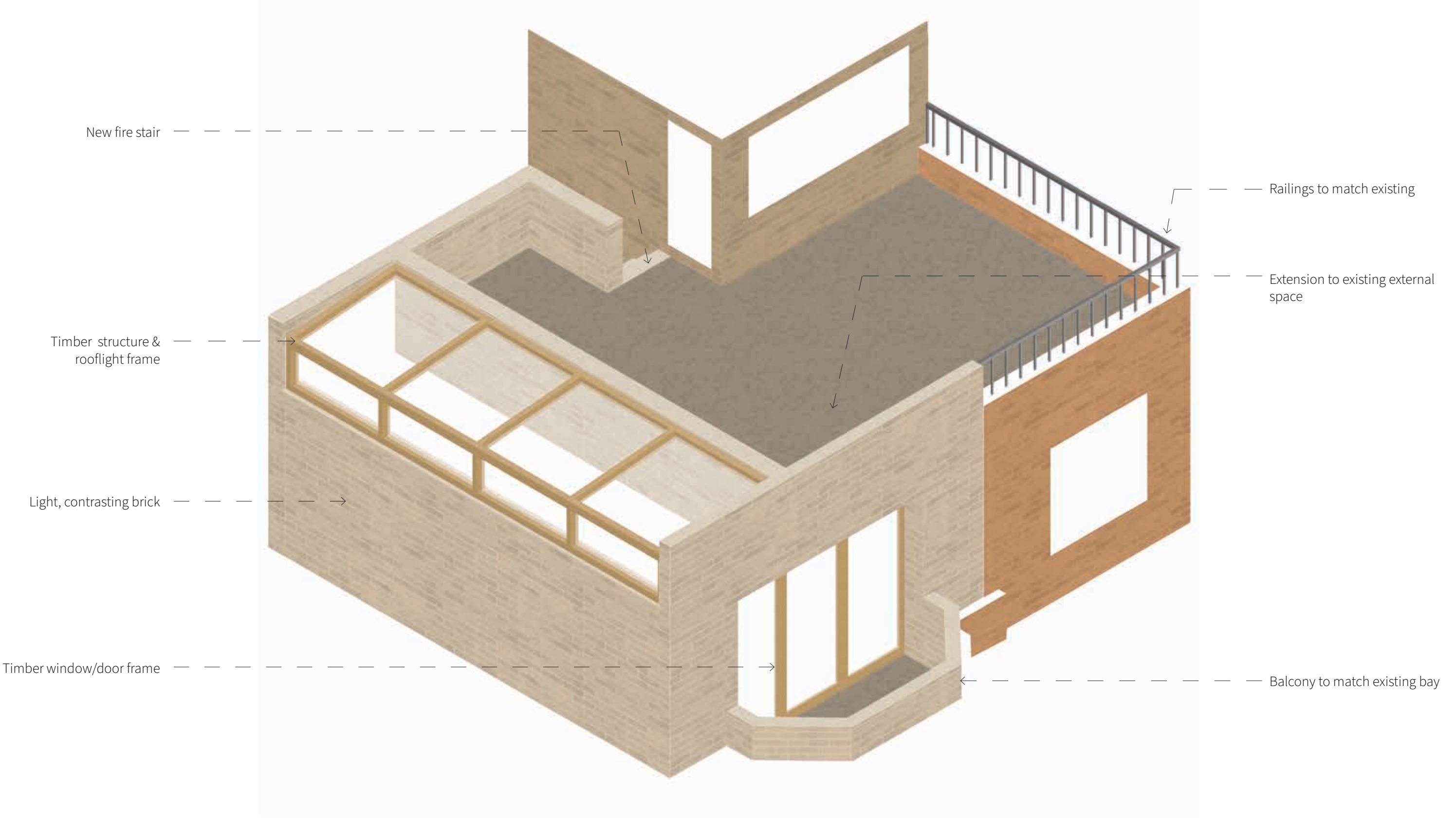
Rear Elevation



East Elevation

8.0 Proposed Materiality

8.1 Birds Eye View





## 8.0 Proposed Materiality

### 8.2 External Precedents

- Pushed header details for subtle playful elevations
- Light natural colour for slight contrast to existing
- Potential for creating patterns with brick to subtle playfulness
- Timber framed glazed doors





8.0 Proposed Materiality

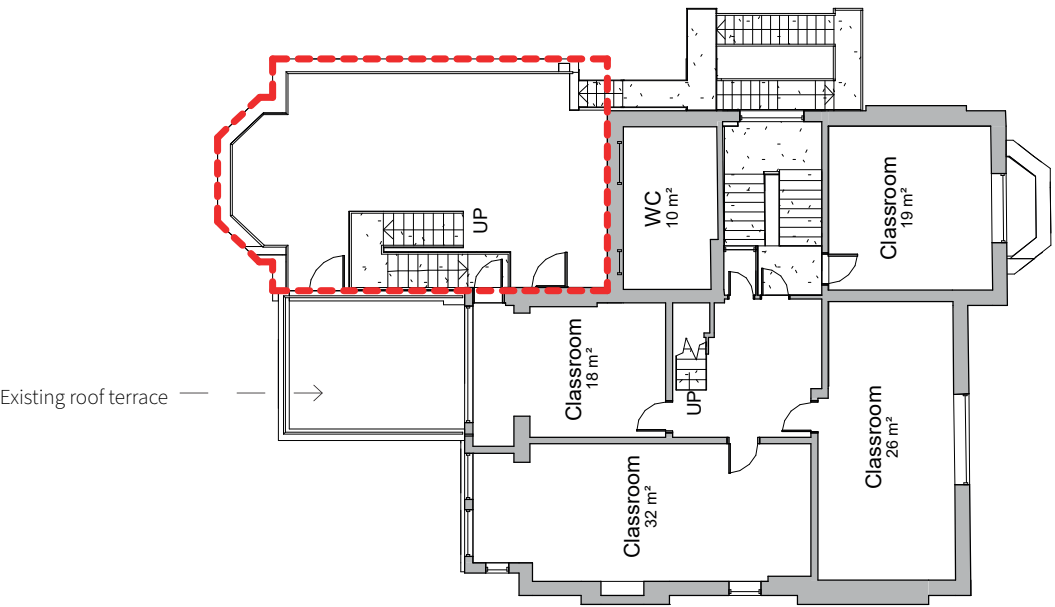
8.3 Internal Precedents

- Natural lighting from rooflights & windows
- Natural materials for furniture & flooring
- Built in storage to allow for more floor space & potential play zones

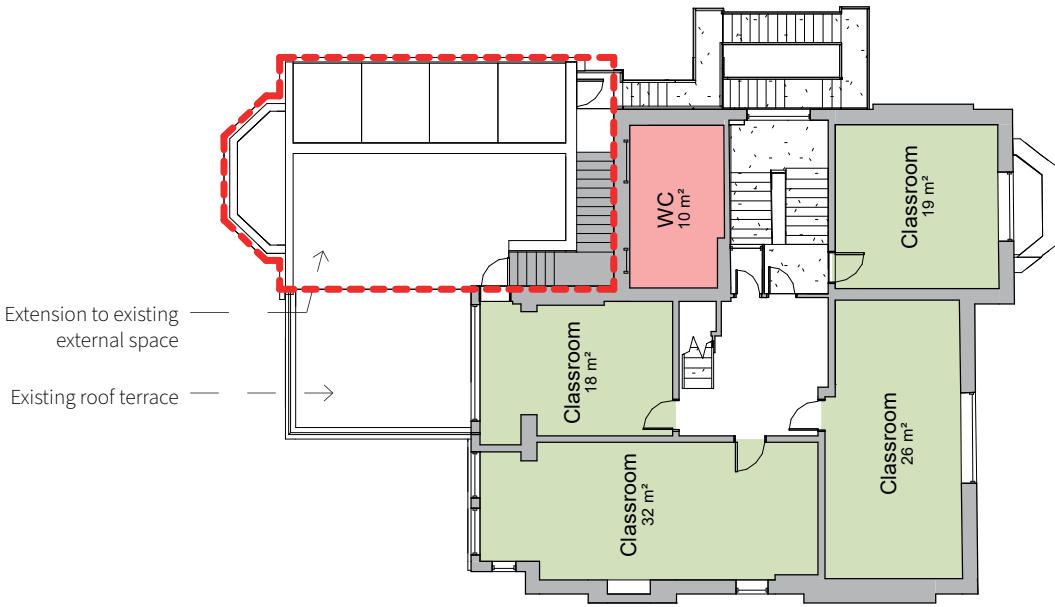




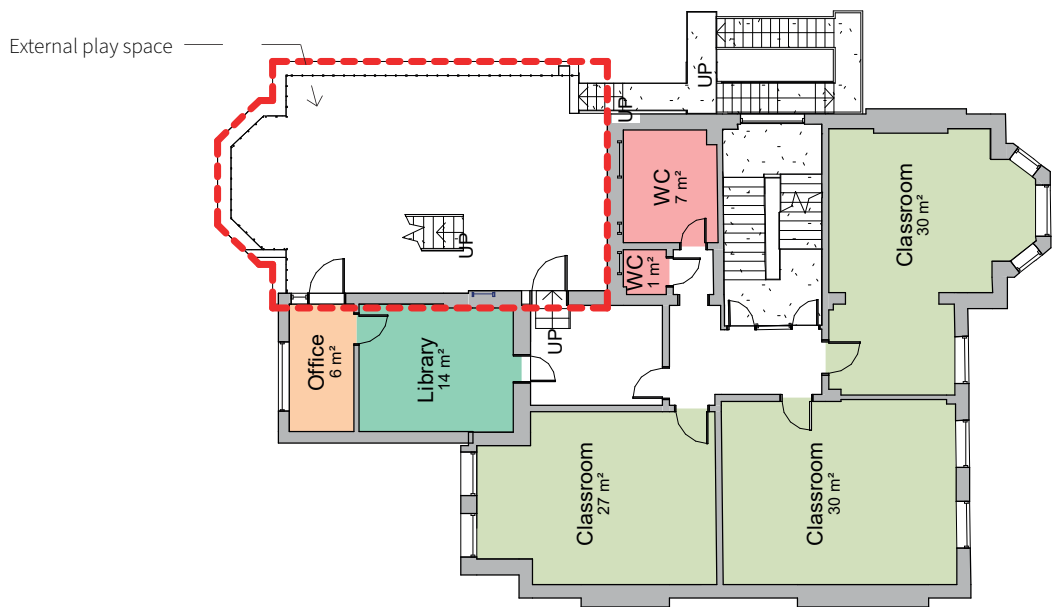
9.0 Existing & Proposed First & Second Floor Plans



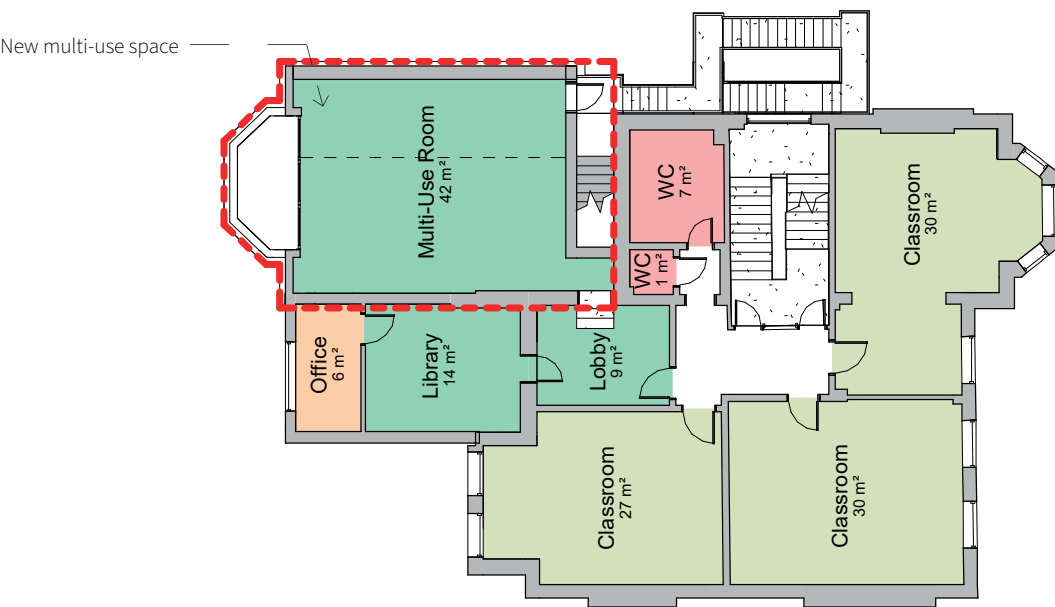
Existing Second Floor Plan



Proposed Second Floor Plan



Existing First Floor Plan



Proposed First Floor Plan

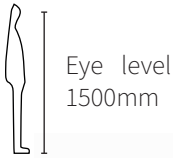
Key:

 Development location



10.0 Overlooking Diagrams

These diagrams show a section cut through the new extension at the rear of the building. The study demonstrates that the extension does not have a negative impact of overlooking to the neighbouring properties. With the terrace/external play area being set back from the north side of the site it avoids overlooking whilst the south side remains as existing.





11.0 Daylight Report

Abbey Consultants were instructed to review the Sunlight & Daylight impacts of the proposal at North Bridge School Nursery to support the planning application - full report can be found as additional document along with other application items.

The conclusion of the report states that the proposed development is in full compliance with good practice and will have a low impact on the light receivable by its neighbouring properties. Therefore, the design satisfies all of the requirements set out in the BRE guide ‘Site Layout Planning for Daylight and Sunlight’ by Paul Littlefair (2011).

Summary from the Report:

*The VSC analysis concluded that 100% of the window casements to the existing dwellings at 35 Fitzjohn’s Avenue exceed the good practice figure of 0.8x the pre-development values, averaging 0.986x pre-development levels across the assessment, well in excess of good practice guidance and therefore satisfying the BRE daylight requirements.*

*All windows which face within 90 degrees of due south have been tested for direct sunlight. All windows pass both the total annual sunlight hours test and the winter sunlight hours test. The proposed development therefore satisfies the BRE direct sunlight to windows requirements.*

*Annual sunlight analysis has been carried out for the rear garden of 35 Fitzjohn’s Avenue, which concluded (as per the results in appendix 6) that the garden would be scoring well in excess of the 50% recommendation outlined within the BRE guidance and the 80% of pre-development values.*

*The shadow analysis concludes that while there is some additional overshadowing in the mornings of the winter months, however due to the existing massing and roof line it doesn’t represent a significant increase as confirmed by the annual sunlight calculations which confirmed that there was no decrease in area of the garden receiving at least 2 hours of sunlight per day.*

*The above numerical results confirm that the proposed development will have a low impact on the light received by its neighbouring properties and therefore the development design satisfies all of the requirements set out in the BRE guide ‘Site Layout Planning for Daylight and Sunlight.’*



Figure 3: Shadow Analysis for March 21st at 10am

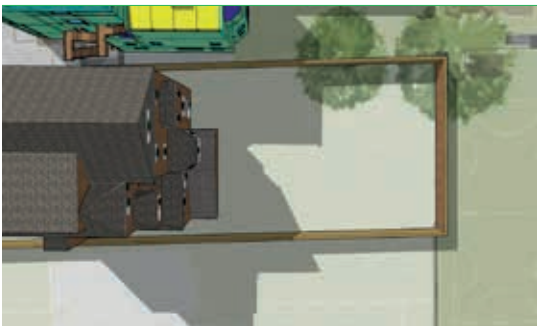


Figure 5: Shadow Analysis for June 21st at 10am



Figure 7: Shadow Analysis for September 21st at 10am

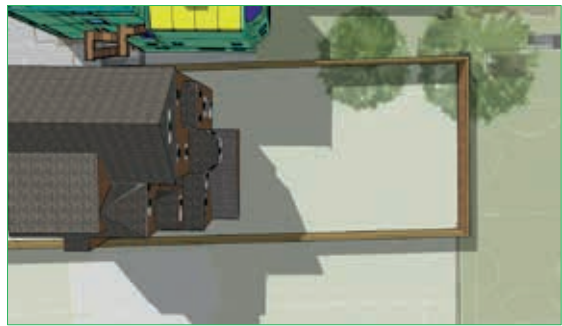


Figure 4: Shadow Analysis for March 21st at 4pm

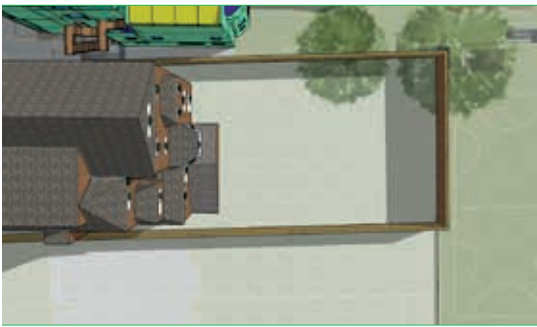


Figure 6: Shadow Analysis for June 21st at 4pm



Figure 8: Shadow Analysis for September 21st at 4pm





12.0 Summary

Overlooking:

The roof extension has been designed in a way that will not cause overlooking to neighbouring properties. Main views from the terrace, balcony & rear windows/ doors are focused towards the school playground at the back of the site. Any new side windows have been limited to rooflights to provide adequate daylighting into the classroom without overlooking.

Daylighting:

The Sunlight & Daylight report carried out by Abbey Consultants states that the proposed development at North Bridge Nursery is in full compliance with good practice & will have a low impact on the light receivable by its neighbouring properties. This satisfies all of the requirements set out in the BRE guide.

Design:

The proposed design uses complimentary materials to create a contemporary and innovative teaching space for the school. The material choice reflects the various types of brickwork that have been added to the building over the course of the last 120 years. The internal space will create a highly functional and inspirational teaching environment for many future students.

Sustainability / Climate Change:

The project has been designed to have a minimal environmental impact. Key points are as follows;

*Embodied Carbon* - Reuse of existing structure reduces the embodied carbon of the proposed building (minimising the requirement for concrete foundations)

*Ecology* - No loss of existing site ecology by building on an already built up part of the site

*Heat Loss* - New classroom will form an insulated zone above and to the side of the existing building which will reduce heat loss and therefore energy use of the building

*Natural Light and Ventilation* - The design makes the most of the natural light with large north facing rooflights - minimising the need for artificial light. The rooflights will also be able to be used for stack ventilation to allow cooling in warmer periods.

