

MAP



Fordwych Road Nursery Garden Building - Design and Access Statement

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Project Lead: MAP Architecture

1.0 Introduction

This design and access statement has been prepared by MAP Architecture in support of the planning application for the proposed works to 107 Fordwych Road.

MAP Architecture have been engaged to refurbish the existing nursery and provide the necessary facilities and space in a garden building.

Previous Nursery

The previous nursery at this site closed following a failed Ofsted report in June 2019.

Key brief elements:

- General reorganisation for efficient and flexible use of internal spaces
- Full refurbishment to improve appearance and condition of the internal fabric
- Improve connection to rear playground and increase daylight
- Provide additional space for a garden building



Aerial view (Google maps)

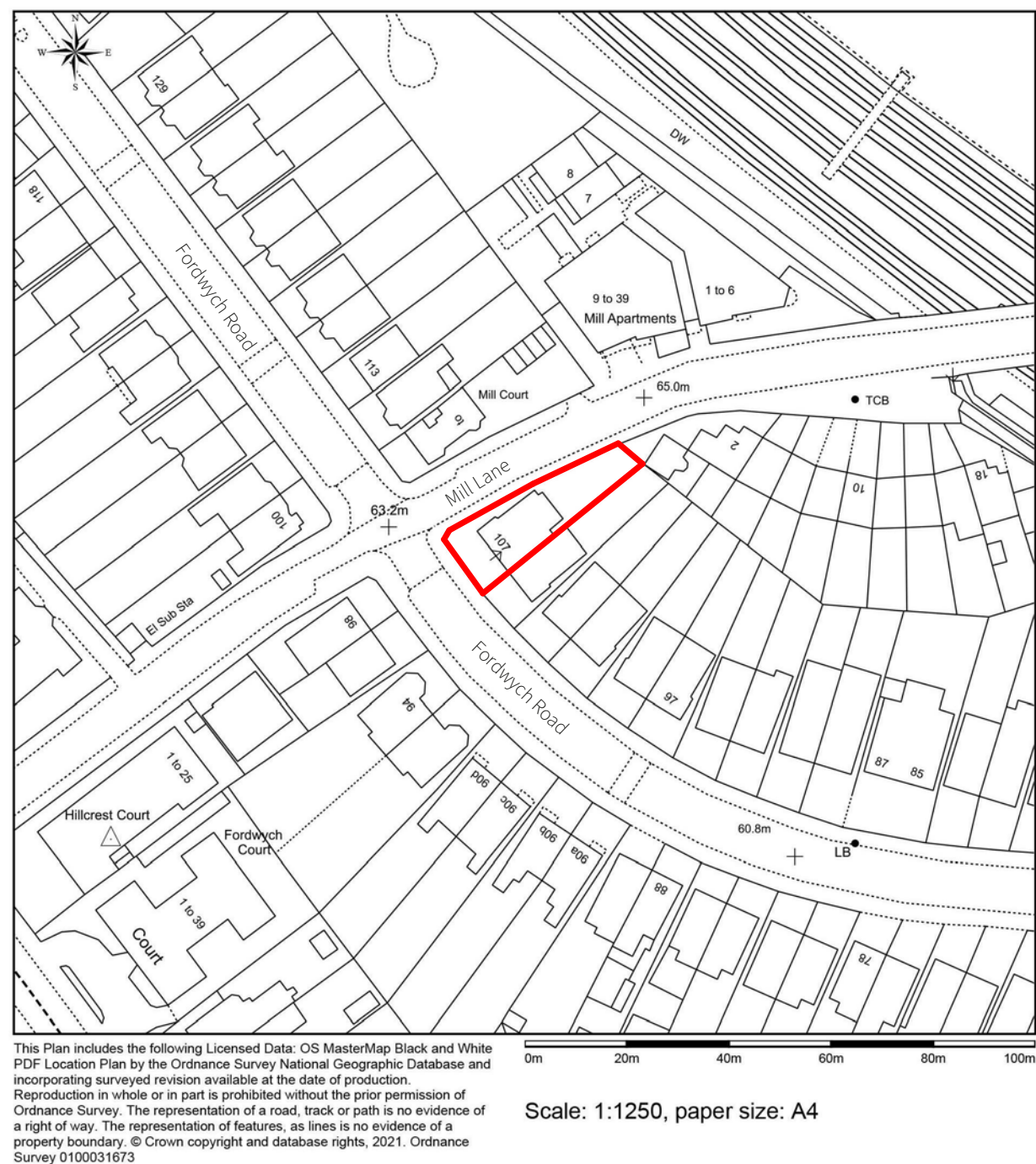
2.0 Site and Context

2.1 Site Location

The site is located at 107 Fordwych Road in West Hampstead, London. The existing nursery occupies the ground floor of an end of terrace Victorian building with a ground floor extension and residential flats above. Fordwych Nursery is approximately 5 minutes walk from Kilburn Underground Station and 10 minutes walk to Brondesbury Overground Station.

The proposed works provide a garden building to the rear playground, visible from Mill Road.

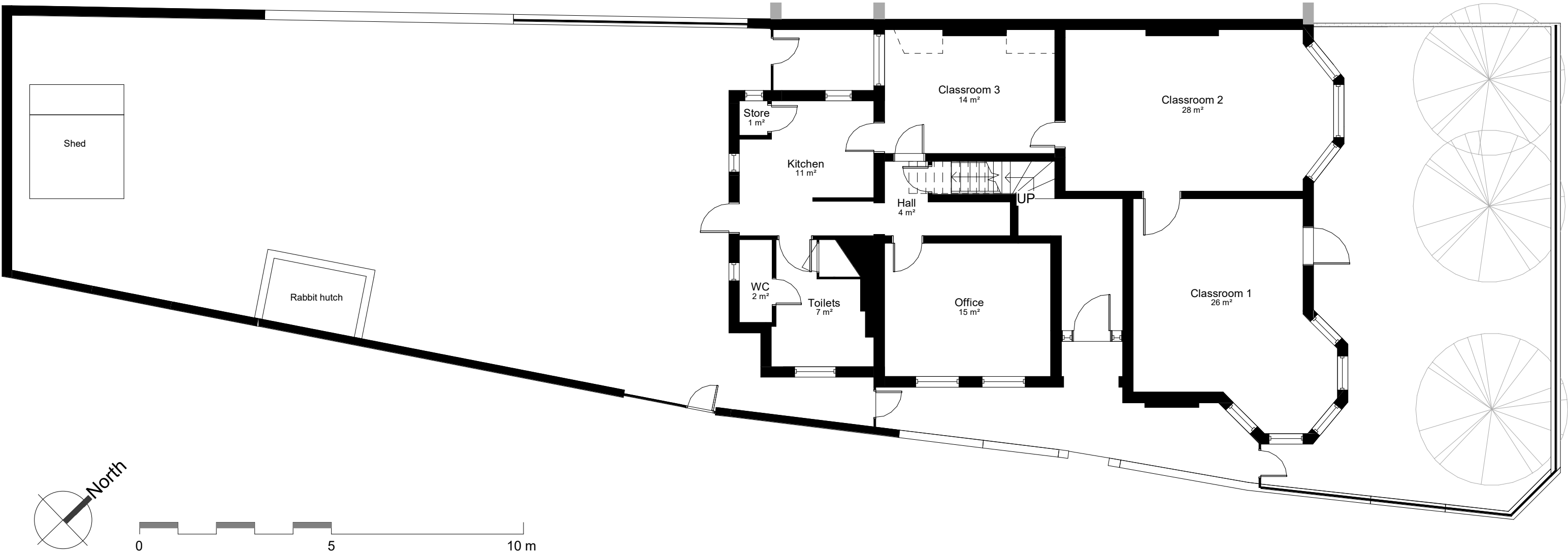
The site is not located within a conservation area.



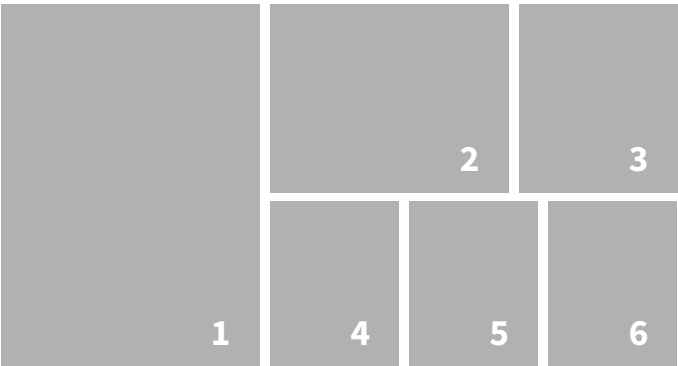
2.0 Site Description

2.2 Existing Site Plan

The current nursery consists of 3no. classrooms with access to the nursery through a side gate at the front of the building. The nursery benefits from 2no. playgrounds at the front and rear of the property. The existing rear garden/playground houses a shed and empty rabbit hutch.



2.3 Site Photographs



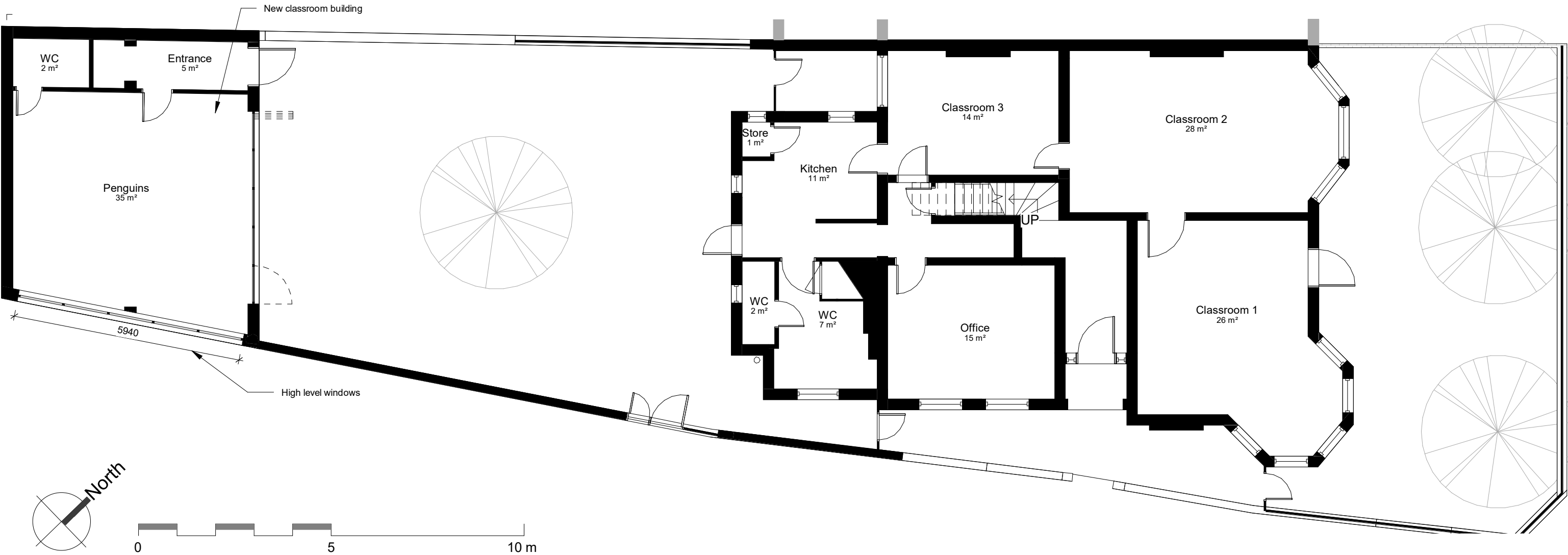
Photographs
1. Rear playground
2. Existing rear extension
3. Classroom 1
4. Classroom 2
5. Classroom 3
6. Kitchen

3.0 Proposal

3.1 Proposed Site Plan

The proposed garden building provides the much needed space for the nursery to operate successfully with an even number of places in each age group.

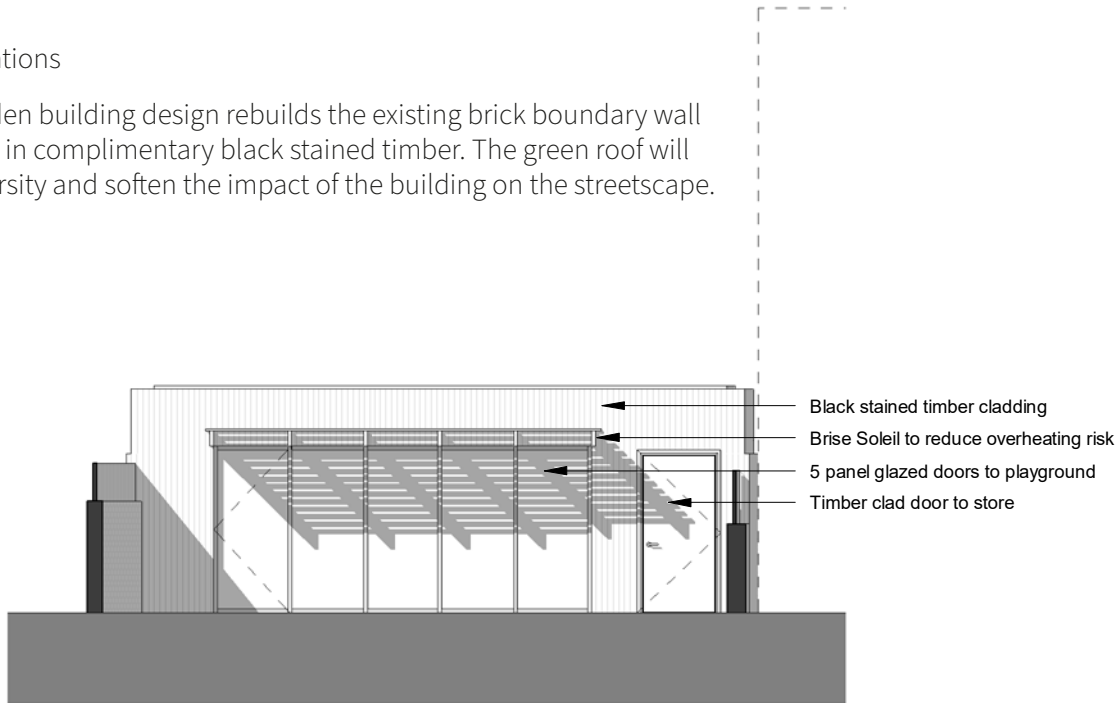
The garden building has an open and flexible floor plan, with an entrance hall to provide coat storage in winter and WC provision directly off the classroom space to allow sufficient supervision by staff. Bifold doors provide a strong connection to the playground to encourage outdoor play/exploration and general wellbeing.



3.0 Proposal

3.2 Proposed Elevations

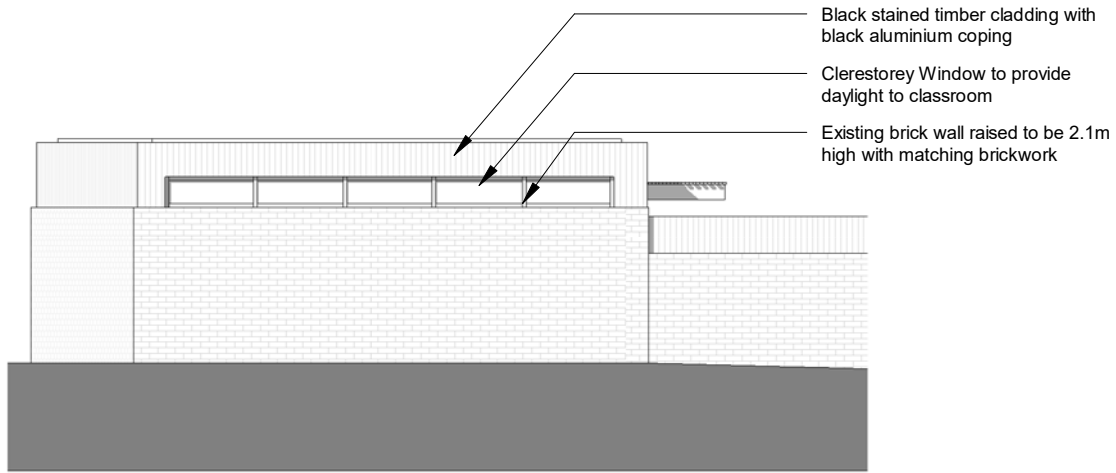
The proposed garden building design rebuilds the existing brick boundary wall and finishes above in complimentary black stained timber. The green roof will encourage biodiversity and soften the impact of the building on the streetscape.



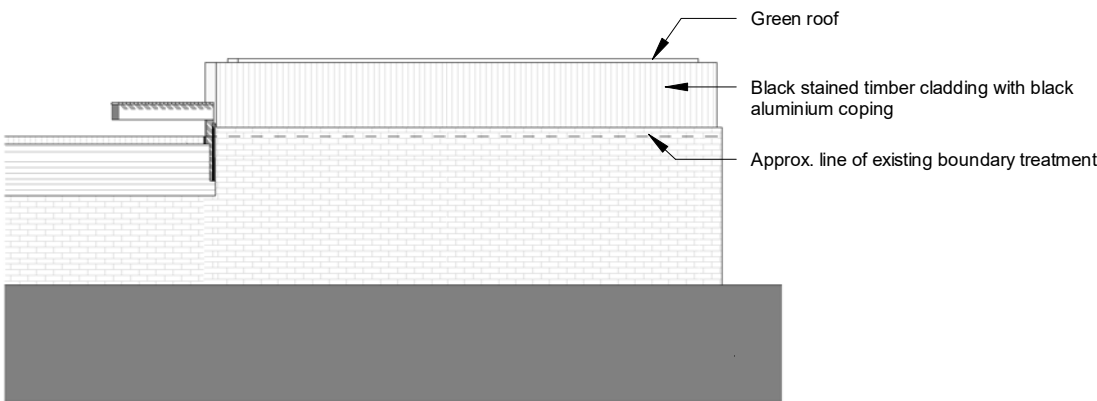
1 Garden Building - Front Elevation
1 : 100



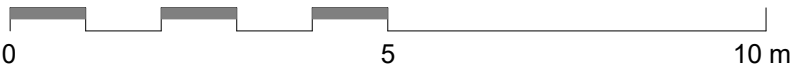
2 Proposed Garden Building - Rear Elevation
1 : 100



3 Proposed Garden Building - North West Elevation
1 : 100



4 Proposed Garden Building - South East Elevation
1 : 100



4.0 Relevant Planning Policy

4.1 Planning Policy



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

Home Improvements Camden Planning Guidance January 2021
5.5 Outbuildings

- Ensure the siting, location, scale and design has a minimal visual impact on, and is visually subordinate within, the host garden;
- In Conservation Areas, check the Conservation Area Appraisal in relation to outbuildings, to know what you should consider. The works should preserve or enhance the existing qualities and context of the site, and character of the Conservation Area;
- Not detract from the open character and garden amenity of neighbouring gardens and the wider surrounding area;
- Retain space around the building for suitable soft landscaping;
- Ensure the height will retain visibility over garden walls and fences;
- Ensure the size will maximise retention of garden and amenity space;
- Ensure the position will not harm existing trees and their roots;
- The construction method should minimise any impact on trees, mature vegetation (see CPG Trees) or adjacent structures;
- Use materials which complement the host property and the overall character of the surrounding garden area;
- Consider installation of green roof and/or solar panels;
- Address any impacts upon water run-off and groundwater flows, and demonstrate that the impact of the new development will be negated by the measures proposed. Reference should be made to CPG Water and Flooding.
 - Consider installation of water butts;
 - Consider installation of bird and bat boxes on the structure or in vicinity.