

School: St Patrick's Catholic Primary School

Project: Consolidation of the existing premises officer house and new boundary treatment

DESIGN & ACCESS STATEMENT

For

Consolidation of the existing premises officer house, new boundary treatment and extending the playground area

At

**St Patrick's Catholic Primary School, Kentish Town, London, NW5
3AH**

Client: Diocese of Westminster

Author: Aedificabo Limited

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Version	Description of Change(s)	Reason for Change	Author	Date
1	None	None	OD	Aug 2021

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Caveat

Aedificabo Limited has completed this report on the basis of a defined brief of work and terms and conditions agreed with the Client. We confirm that in preparing this *'suitable and sufficient'* report, we have exercised all reasonable skill and care, taking into account the project objectives, the agreed scope of work, prevailing site conditions and the degree of manpower and resources allocated to the project.

Aedificabo Limited accepts no responsibility to any parties whatsoever, following the issue of the Report, for any matters arising outside the agreed scope of the work.

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The surveys did not include any intrusive incisions into the building structure.

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1.0 INTRODUCTION

- 1.1 This Design Access Statement has been generated in support of the consolidation of the existing premises officer house at St Patrick's Catholic Primary School, Kentish Town, London, the creation of new boundary treatment and to extend the existing playground area.
- 1.2 The proposal has been developed to address condition concerns relating to the aforementioned structure, which requires significant investment to return the building back into habitable use, however based on the school's current requirements it has been agreed to demolish the structure and extend the playground area.
- 1.3 The Caretaker's house was constructed around the 1960s, the construction is mostly traditional build and has two storeys. A recent condition survey has highlighted that the property is experiencing internal leaks and would require significant investment to address. This includes replacing existing windows and doors.
- 1.4 The school is located in a central London area, in which open space is at a premium, in particular with the existing school estate.

2.0 GENERAL DESCRIPTION OF SITE

- 2.1 The site itself consists of 0.34 hectares and is located along an existing street scene.
- 2.2 In our opinion, the proposed development meets the three dimensions for meeting sustainable development: economic, social and environmental outlined within Section 8 of the National Planning Policy Framework. These dimensions are as follows:
 - **an economic role** – The development will contribute to building a strong local competitive economy and improving the local economic demographic rating.
 - **a social role** – The development will improve the social role, by allowing the existing property occupants to meet the needs of present and future generations; and by creating a high-quality built environment.
 - **an environmental role** – The development will contribute with enhancing the natural built environment; minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

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- 2.3 The proposed development will not impede on the adjacent properties or boundaries, and requires only a minimal adjustment to the overall existing site coverage to meet current legislation and building requirements.
- 2.4 In our opinion, we believe our proposed design meets the requirements set out within National Planning Policy Framework *'requiring good design'* by incorporating key architectural features of the local area and promoting sustainable design.
- 2.5 The design access statement incorporates Camden Borough Councils Planning Policy and best design standards.
- 2.6 Under the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the Local Planning Authority is required to determine planning applications and other similar submissions in accordance with the Development Plan in force, unless material considerations indicate otherwise.

3.0 CONSULTATION

- 3.1 Based on the proposed scope of works and the nature of the project, it has not been considered necessary to undertake any consultation with local access groups only the end users. Instead, current guidance and best practice in respect of accessible design has been the point of reference.

4.0 DESIGN

- 4.1 The scheme consists of demolishing the existing premises officer house, which is no longer required to be used for residential use and will not be required to provide educational services.
- 4.2 The existing area will be transformed to provide an extended playground area, with high rise planting and breakout space to support the delivery of the national curriculum.
- 4.3 Whilst the school has hard outdoor space for social and physical education (PE), the proposed development area will provide soft informal and social space with a hard durable area. A summary has been provided in Figure 1.

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Figure 1 – Base area against current and future provision

Element	Primary School Base area	Current Primary School Area	Proposed Primary School Area
Soft outdoor PE		0	0
Hard outdoor PE	400	486	486
Soft informal and social area	600	0	226
Hard informal and social area	200	0	0
Habitat	0	0	0
Float	600	0	0
Minimum net site area	1800	486	712

- 4.4 The school currently uses the hard informal area as part of the PE hard outdoor space combined. The new area will allow the school to provide improved social areas and distancing.
- 4.5 The proposal includes for new macadam surfacing, brick and metal post with mesh boundary treatment to maintain the schools safeguarding protocols. The boundary treatment compliments the existing boundary treatment and enhances the outlook on the existing street scene, but ensuring the school occupants are safe.
- 4.3 The external appearance of the proposed changes has been designed to reflect a similar appearance of the existing features and design performance indicators set-out in the Local Character Areas Supplementary Planning Document. The predominant materials being brick and macadam that have been incorporated to provide cohesion to the overall design and in keeping with the adjacent structure types.
- 4.4 The National Planning Policy Framework does not provide any specific guidance on loss of light. The proposed development has a reduced massing of the existing property and site levels have also been reduced, to prevent any overshadowing and based on the orientation of the development, it will not provide a loss of amenity on the adjacent dwellings.
- 4.5 The proposed development has fully taken into account our preliminary survey of the existing trees and ground levels.
- 4.6 The proposed development, in our opinion, sits well within the allotted plot size and is in keeping with the surrounding properties density and scale.
- 4.7 The existing foul drainage provisions will be adapted to meet the statutory undertaker requirements.

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5.0 USE

- 5.1 The proposed use of the site is for educational purposes, to support the adjacent school.

6.0 LOCATION

- 6.1 The development is located at St Patrick's Catholic Primary School, Kentish Town, London, NW5 3AH.

7.0 LAYOUT

- 7.1 The proposed scheme is sympathetic to development features in terms of creating an attractive street scene and meeting statutory compliance requirements.
- 7.2 As the proposed development is orientated to match the existing street scene, the interface and amenity distances are unaffected.

8.0 LANDSCAPING

- 8.1 Further raised planting will be provided, in keeping with the local fauna and flora.
- 8.2 The risk of pluvial flooding needs to be managed and counter measures employed. It has been proposed that a permeable macadam will be designed to assist with the discharge of surface water into local drain connections.

9.0 SCALE

- 9.1 The overall scale and massing respects the predominantly the nature and character of the area. The proposed features marginally exceed the existing designated boundary heights, but the mass of the development has been reduced.

10.0 APPEARANCE

- 10.1 The appearance of the boundary features has been carefully considered to reflect the existing character of the brick and metal mesh used in the locality.

11.0 ACCESS

- 11.1 The proposed vehicular access is situated on Raglan Road.
- 11.2 Waste disposal vehicles can safely access the site from the street and park temporarily to collect waste within the parking area. The proposed boundary treatment will not affect the current provisions.
- 11.3 Emergency services can access the building from the main road without obstruction.