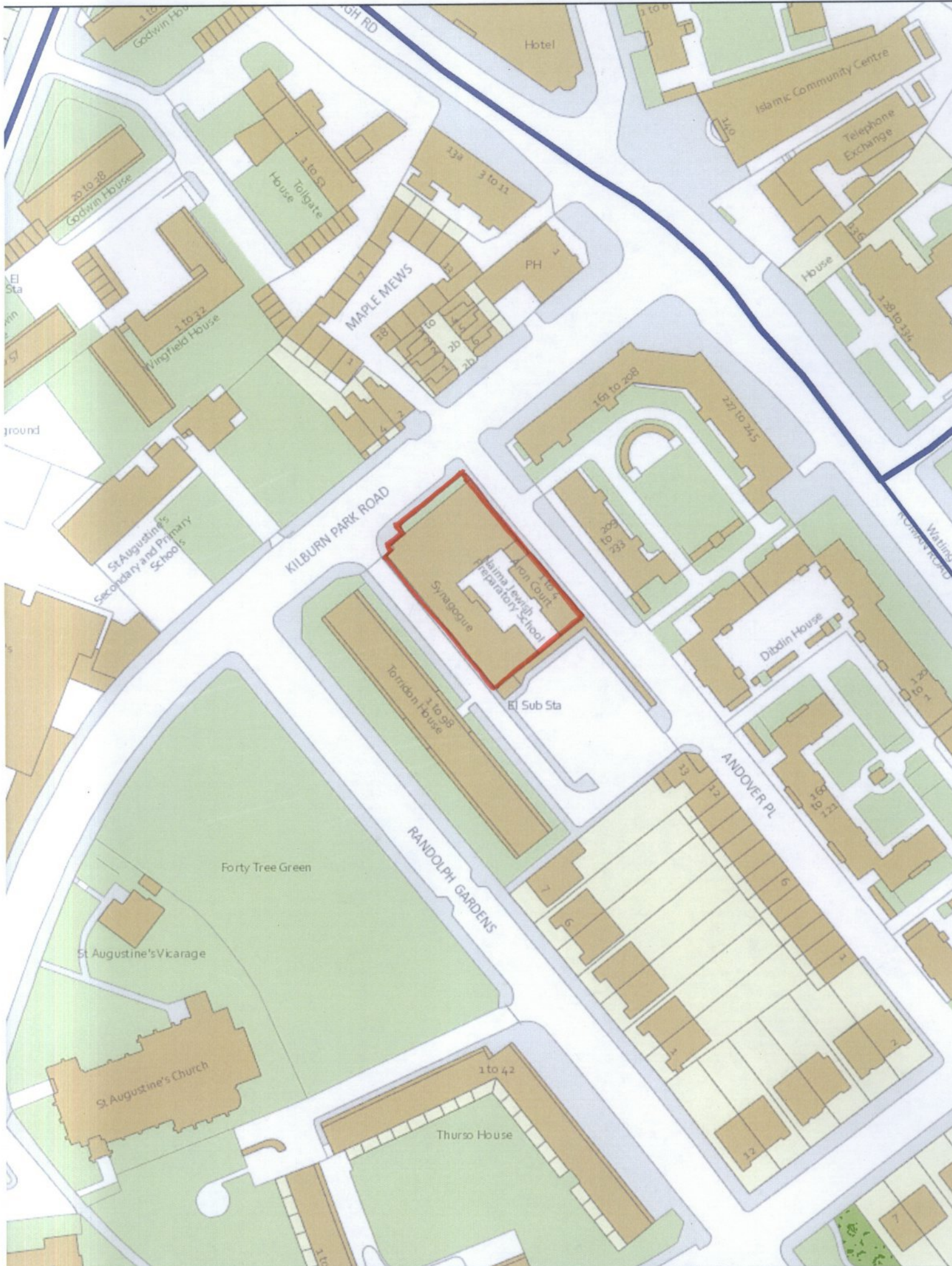


CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 29 September 2015	Classification For General Release	
Report of Director of Planning		Wards involved Maida Vale	
Subject of Report	21 Andover Place, London, NW6 5ED		
Proposal	Installation of roof extension to school building to create additional play space and ancillary accommodation with mechanical plant.		
Agent	Ed Toovey Architects		
On behalf of	Naima JPS		
Registered Number	15/04397/FULL	TP / PP No	TP/2063
Date of Application	18.05.2015	Date completed	18.05.2015
Category of Application	Minor		
Historic Building Grade	Unlisted		
Conservation Area	Outside Conservation Area		
Development Plan Context - London Plan July 2011 - Westminster's City Plan: Strategic Policies 2013 - Unitary Development Plan (UDP) January 2007	Outside London Plan Central Activities Zone Outside Central Activities Zone		
Stress Area	Outside Stress Area		
Current Licensing Position	Not Applicable		

1. RECOMMENDATION

Grant conditional permission.





21 ANDOVER PLACE, NW6

2. SUMMARY

The application site is an unlisted Jewish Preparatory School and Synagogue, located on the east side of Kilburn Park Road on the corner of Andover Place and outside of a conservation area. The proposal seeks approval for the construction of a roof extension to accommodate a covered play space, and additional storage and WC's. The applicant has stated that there will be no increase in the number of pupils as a result of the proposal.

Permission was granted by the Planning Applications Sub-Committee on 9 October 2012 (12/05713/FULL) for a roof extension of a "squared" form in the same location. A further application for a roof extension with a curved roof form was refused by the Planning Applications Committee on 16 December 2014 (14/04737/FULL) on design grounds. An appeal has been made against this refusal and permission was granted by the Planning Inspectorate on 8 September 2015. The current proposal differs from the appeal scheme in that it creates a symmetrical central bay with subservient side wings and uses standing seam zinc as the principal facing material. The current application involves only a minor change in floorspace created, a reduction of 6m² compared to the 2012 approved scheme.

The key issues are:

- The impact of the proposal on the amenity of neighbouring residents.
- The impact of the proposal on the building and the area in design terms.

The NPPF states that the Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should give great weight to the need to create, expand or alter schools. Although the proposal does not involve an expansion in school places it does involve the alteration and expansion of facilities. It is considered that the new amended proposal now addresses the earlier design concerns and it is recommended that conditional approval is granted.

3. CONSULTATIONS

PADDINGTON WATERWAYS AND MAIDA VALE SOCIETY
Any comments to be reported verbally.

HIGHWAYS PLANNING MANAGER
No objection.

ENVIRONMENTAL HEALTH
No objection subject to conditions.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS
No. Consulted: 212; Total No. of Replies: 1.
One objection on the following grounds.

- Noise from playground being higher will be worse than existing situation.
- Additional noise from construction.
- Parking problems during construction.

ADVERTISEMENT/SITE NOTICE: Yes

4. BACKGROUND INFORMATION

4.1 The Application Site

The application site is a Jewish Preparatory School and Synagogue (D1 use) occupying a rectangular site bounded by Kilburn Park Road to the north, Andover Place to the east and a service road that serves Torridon House, a block of flats, to the west. The site is not listed and does not lie within a conservation area.

4.2 Planning History

Planning permission was granted by the Planning Applications Sub-Committee on 9 October 2012 for the erection of a roof extension of the existing school buildings to create additional classrooms and covered play space (RN:12/05713/FULL).

Planning permission was refused by the Planning Applications Committee (RN: 14/04737/FULL) on 16 December 2014 for the installation of a roof extension to school building to create additional indoor play space with associated mechanical plant on the grounds of the poor design of the proposal. An appeal was made against this refusal. On 8 September 2015, the Planning Inspectorate granted permission. The Inspector concluded that the design of the curved roof would be innovative and beneficial rather than harmful.

5. THE PROPOSAL

Planning permission is sought for the installation of a roof extension to the school building to create additional indoor play space with associated mechanical plant, which seeks to overcome the earlier reason for refusal.

6. DETAILED CONSIDERATIONS

6.1 Land Use

The proposed new internal play space (481m²) will enhance the existing facilities on offer to pupils, and there will be no increase in the overall number of pupils. There are no objections in land use terms to this proposal and it is in accordance with Policies SOC1 and SOC4 in the Unitary Development Plan (UDP) and S34 in the City Plan, which encourage the provision of new and enhanced educational facilities.

The applicant has stated that there will be no increase in the amount of children attending the school as a result of the proposal. This could be controlled by condition and would address previous concerns raised by neighbouring residents that the proposed enlargement of the school building would lead to intensification of the site.

The previous permission included a condition that the enclosed play space should not be used outside of the hours 08.30 and 19.00 hours unless all windows serving the play space are closed. It is recommended that the same condition could be attached to minimise noise disturbance.

6.2 Townscape and Design

The existing school building is of an undistinguished design in brick and pre-cast concrete. There are no listed buildings in the immediate vicinity and the site lies outside a conservation

area, although the Maida Vale Conservation Area lies close by to the south. The surrounding urban context is varied in both scale and architectural style. Immediately to the south west is an 11 storey modern block of flats, while adjoining to the north east is a five storey block of flats with a mansard pitched roof form. To the north west, on the other side of Kilburn Park Road, is a four storey above basement period stucco building.

The two storey school building is considerably lower than its immediate neighbours and the surrounding townscape in general. As such, the extension to the building to introduce greater height does not have any adverse impact on the surrounding townscape and could be considered as bringing a more acceptable scale of development to this part of the street scene. There is no design objection to the principle of extending the height of this building.

In the scheme approved in 2012, the architectural approach for the extension was considered to provide a coherent and logical extension to the building without extending the current aesthetic of brick and concrete panels, and without replicating the architectural expression of the original building.

The current proposal differs from the approved scheme, in that it introduces a curved roof extension, with side wings to the extension along the east and west elevations which have a pitched roof. This design has developed in order to bring about the desired internal layout for the school. The principal facing material will be a standing seam zinc which will cover the main curved roof and the side wings. The zinc will be pre-patinated to give it an already weathered and natural appearance. The windows will be polyester powder coated aluminium frames.

As with the previously approved scheme, the proposed extension is considered to successfully complement the form and modelling of the original building (which itself is to be refurbished). While the curved roof form will have a striking and assertive visual impact, it is considered that the proposal will have an overall architectural integrity and in the context of a varied townscape, the design is considered acceptable. Furthermore, the use of a standing seam zinc facing material is durable and appropriate as a roofing material which will enhance the overall design.

The proposal is considered to accord with design Policies DES 1 and DES 6 of our UDP and S28 of our City Plan.

6.3 Amenity

6.3.1 Daylight and Sunlight and Sense of Enclosure

The applicant has submitted a Daylight and Sunlight Report in support of their application. The report assesses the impact of the development on Dibdin House, Torridon House and within 1-10 Vale Side House. Torridon House is located 13m from the proposed extension, Dibdin House is 10m away, and the Kilburn Park Road properties opposite are 22m away.

The applicant's Daylight and Sunlight Report concludes that the proposed development would not result in any significant loss of daylight or sunlight to surrounding residential properties and the proposal would accord with Policy ENV13 in the UDP and Policy S29 in the City Plan on this basis.

Although the roof extension will inevitably change the outlook from some neighbouring properties, it is not considered that the impact would result in a material increase in sense of enclosure. As such, the proposal would accord with Policy ENV13 in the UDP and S29 in the City Plan.

6.3.2 Overlooking

All windows proposed in the roof extension which could facilitate overlooking (on the north elevation) are shown as frosted glass. Openable windows and the upper section of glazing are proposed at high level to the south and north elevations, however, it is not considered that this would result in overlooking and the objections to the proposal on this ground are therefore not considered sustainable. Policies ENV13 in the UDP and S29 in the City Plan are satisfied.

6.3.3 Noise Disturbance of Activity

The proposed play space would be enclosed, albeit with openable windows to allow for ventilation, and therefore noise from the use of this space by children will be limited.

The school intends that the local community and sports groups will be able to use the indoor play space out of school hours and this is generally encouraged under Policies SOC7 and S34. However, in order to mitigate any noise disturbance during evenings and weekends, it is considered that a condition should be placed on the permission to restrict the use outside of school hours to only take place when the windows of the play space are shut.

6.3.4 Noise Disturbance from Plant

The mechanical plant proposed is internal to the building and will exhaust through louvred panels on the north, south and east elevations. An acoustic report regarding the proposed plant was submitted during the course of the application and further consultation took place. Environmental Health have assessed this and have no objection to the proposal provided the standard noise conditions are attached to any planning permission granted.

6.4 Transportation/Parking

It is not intended that the number of children attending the school will increase as a result of the proposal and on this basis the Highways Planning Manager does not consider that the development would have any significant highway or transportation implications.

6.5 Economic Considerations

None relevant.

6.6 Access

No alterations are proposed to the current vehicle and pedestrian access arrangements to the school. It is proposed to extend lift access up to the new roof extension to provide level access to the new internal floorspace. As such, the proposal is acceptable in access terms and accords with Policy DES1 in the UDP.

6.7 London Plan

Policy 3.18 in the London Plan 2011 states that 'proposals which enhance education and skills provision will be supported, including new build, expansion of existing facilities or change of use to educational purposes'. As such, it is considered that the proposed development is in accordance with the London Plan 2011.

6.8 National Planning Policy Considerations

Central Government's National Planning Policy Framework (NPPF) came into effect on 27 March 2012. It sets out the Government's planning policies and how they are expected to be

applied. The NPPF has replaced almost all of the Government's existing published planning policy statements/guidance as well as the circulars on planning obligations and strategic planning in London. It is a material consideration in determining planning applications.

Until 27 March 2013, the City Council was able to give full weight to relevant policies in the Core Strategy and London Plan, even if there was a limited degree of conflict with the framework. The City Council is now required to give due weight to relevant policies in existing plans "according to their degree of consistency" with the NPPF. Westminster's City Plan: Strategic Policies was adopted by Full Council on 13 November 2013 and is fully compliant with the NPPF. For the UDP, due weight should be given to relevant policies according to their degree of consistency with the NPPF (the closer the policies in the plan to the NPPF, the greater the weight that may be given).

The UDP policies referred to in the consideration of this application are considered to be consistent with the NPPF unless stated otherwise.

6.9 Planning Obligations

The proposed development is of insufficient scale to generate a requirement to provide planning obligations.

6.10 Environmental Assessment including Sustainability and Biodiversity Issues

It is regrettable that the development does not incorporate sustainable or biodiversity features (e.g. green roofs or photovoltaic panels). However, no such features were included in the scheme approved in 2012 or the appeal scheme. The requirement for the extension to comply with the latest Building Regulations would improve the school's overall thermal performance relative to that of the existing school.

6.11 Other Issues

Although not generally required for such developments, a Construction Management Plan has been submitted with the application. It intends that construction and delivery vehicles will service the site from Kilburn Park Road. This is the logical location due to the wider width of this road and the greater distance from neighbouring properties when compared with Andover Place and Torridon House. Licenses for any works that impact on the highway will need to be agreed with Highways Licensing prior to their implementation.

7. CONCLUSION

The NPPF states that the Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should give great weight to the need to create, expand or alter schools. Although the proposal does not involve an expansion in school places, it does involve the creation of additional facilities and this latest design is considered to be an improvement which now overcomes the earlier reason for refusal. Given that the Planning Inspector has recently approved the previous scheme, there are no design grounds to refuse this latest submission.

BACKGROUND PAPERS

1. Application form.
2. Memorandum from Highways Planning Manager dated 9.06.15.
3. Memorandum from Environmental Health dated 12.06.15.
4. Online objection from owner/occupier of 61 Torrison House dated 28.08.2015
5. Copy of previous permission.
6. Copy of appeal decision dated 8.9.2015.

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS PLEASE CONTACT AMANDA COULSON ON 020 7641 2875 OR BY E-MAIL – acoulson@westminster.gov.uk

DRAFT DECISION LETTER

Address: 21 Andover Place, London, NW6 5ED

Proposal: Installation of roof extension to school building to create additional play space and ancillary accommodation with mechanical plant.

Plan Nos: 1124B/GL/001; 1124B/GA/001; 1124B/GA/002; 1124B/GA/003; 1124B/GA/011; 1124B/GA/012; 1124B/GA/014; 1124B/GA/015; 1124B/GA/016; 1124B/GE/001; 1124B/GE/002; 1124B/GE/003; 1124B/GE/004; 1124B/GE/011; 1124B/GE/012; 1124B/GE/013; 1124B/GE/014; 1124B/GL/002; 1124B/GS/001; 1124B/GS/002; 1124B/GS/003; 1124B/GS/011; 1124B/GS/012; 1124B/GS/013; Design and Access Statement; Daylight and Sunlight Report; Acoustic Report; Construction Management Plan.

Case Officer: Richard Langston

Direct Tel. No. 020 7641 7923

Recommended Condition(s) and Reason(s):

- 1 The development hereby permitted shall be carried out in accordance with the drawings and other documents listed on this decision letter, and any drawings approved subsequently by the City Council as local planning authority pursuant to any conditions on this decision letter.

Reason:

For the avoidance of doubt and in the interests of proper planning.

- 2 You must carry out any building work which can be heard at the boundary of the site only:

- * between 08.00 and 18.00 Monday to Friday;
- * between 08.00 and 13.00 on Saturday; and
- * not at all on Sundays, bank holidays and public holidays.

Noisy work must not take place outside these hours. (C11AA)

Reason:

To protect the environment of neighbouring residents. This is as set out in S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R11AC)

- 3 You must apply to us for approval of samples of the facing materials you will use, including glazing, and elevations and roof plans annotated to show where the materials are to be located. You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work using the approved materials.

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of the area. This is as set out in S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 4 of our Unitary Development

Plan that we adopted in January 2007. (R26CD)

- 4 You must apply to us for approval of detailed drawings of the following parts of the development - typical windows and rooflights. You must not start any work on these parts of the development until we have approved what you have sent us.

You must then carry out the work according to these approved drawings.

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of the area. This is as set out in S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 4 of our Unitary Development Plan that we adopted in January 2007. (R26CD)

- 5 The number of pupils on the school premises at any one time shall be limited to no more than 180 pupils.

Reason:

In order to safeguard the amenities of neighbouring residents and the area in general as set out in S29 and CS32 of our City Plan that we adopted in November 2013 and ENV6 and ENV13 of our Unitary Development Plan that we adopted in January 2007.

- 6 The enclosed play space at second floor level hereby approved shall not be used outside of the hours of 08:30 and 19:00 hours unless all windows serving the play space are closed and retained closed during the period when the playspace is in use outside these hours.

Reason:

In order to safeguard the amenities of neighbouring residents and the area in general as set out in S29 and CS32 of our City Plan that we adopted in November 2013 and ENV6 and ENV13 of our Unitary Development Plan that we adopted in January 2007.

- 7 You must then carry out the development in accordance with the approved Construction Management Plan.

Reason:

To protect the environment of residents and the area generally as set out in S29 of Westminster's City Plan: Strategic Policies adopted November 2013 and STRA 25, TRANS 23, ENV 5 and ENV 6 of our Unitary Development Plan that we adopted in January 2007.

- 8 The glass that you put in the bottom sections of the glazing on the Kilburn Park Road elevation and the glazing on the Andover Place and west elevation of the second floor level play space must not be clear glass, and, notwithstanding the window configurations shown on the submitted drawings, you must fix the obscure glazed windows on the east and west elevations permanently shut. You must apply to us for approval of a sample of the glass (at least 300mm square). You must not start work on the relevant part of the development until we have

approved the sample. You must then fit the type of glass we have approved and must not change it without our permission.

Reason:

To protect the privacy and environment of people in neighbouring properties. This is as set out in S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6 and ENV 13 of our Unitary Development Plan that we adopted in January 2007.
(R21BC)

- 9 (1) Where noise emitted from the proposed plant and machinery will not contain tones or will not be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 10 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum.
- (2) Where noise emitted from the proposed plant and machinery will contain tones or will be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 15 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum.
- (3) Following installation of the plant and equipment, you may apply in writing to the City Council for a fixed maximum noise level to be approved. This is to be done by submitting a further noise report confirming previous details and subsequent measurement data of the installed plant, including a proposed fixed noise level for approval by the City Council. Your submission of a noise report must include:
- (a) A schedule of all plant and equipment that formed part of this application;
 - (b) Locations of the plant and machinery and associated: ducting; attenuation and damping equipment;
 - (c) Manufacturer specifications of sound emissions in octave or third octave detail;
 - (d) The location of most affected noise sensitive receptor location and the most affected window of it;
 - (e) Distances between plant & equipment and receptor location/s and any mitigating features that may attenuate the sound level received at the most affected receptor location;
 - (f) Measurements of existing LA90, 15 mins levels recorded one metre outside and in front of the window referred to in (d) above (or a suitable representative position), at times when background noise is at its lowest during hours when the plant and equipment will operate. This acoustic survey to be conducted in conformity to BS 7445 in respect of measurement methodology and procedures;
 - (g) The lowest existing LA90, 15 mins measurement recorded under (f) above;
 - (h) Measurement evidence and any calculations demonstrating that plant and equipment

complies with the planning condition;

(i) The proposed maximum noise level to be emitted by the plant and equipment.

Reason:

Because existing external ambient noise levels exceed WHO Guideline Levels, and as set out in ENV 6 (1), (6) and (8) and ENV 7 (A)(1) of our Unitary Development Plan that we adopted in January 2007, so that the noise environment of people in noise sensitive properties is protected, including the intrusiveness of tonal and impulsive sounds; and as set out in S32 of Westminster's City Plan: Strategic Policies adopted November 2013, by contributing to reducing excessive ambient noise levels. Part (3) is included so that applicants may ask subsequently for a fixed maximum noise level to be approved in case ambient noise levels reduce at any time after implementation of the planning permission.

- 10 The plant/machinery hereby permitted shall not be operated except between 07.00 hours and 23.00 hours daily.

Reason:

To safeguard the amenity of occupiers of noise sensitive properties and the area generally by ensuring that the plant/machinery hereby permitted is not operated at hours when external background noise levels are quietest thereby preventing noise and vibration nuisance as set out in S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6 and ENV 7 of our Unitary Development Plan that we adopted in January 2007.

- 11 No vibration shall be transmitted to adjoining or other premises and structures through the building structure and fabric of this development as to cause a vibration dose value of greater than 0.4m/s (1.75) 16 hour day-time nor 0.26 m/s (1.75) 8 hour night-time as defined by BS 6472 (2008) in any part of a residential and other noise sensitive property.

Reason:

As set out in ENV6 (2) and (6) of our Unitary Development Plan that we adopted in January 2007, to ensure that the development is designed to prevent structural transmission of noise or vibration.

Informative(s):

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan: Strategic Policies adopted November 2013, Unitary Development Plan, Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant at the validation stage.

You will need to re-apply for planning permission if another authority or council department asks

- 2 you to make changes that will affect the outside appearance of the building or the purpose it is used for. (I23AA)
- 3 Under the Highways Act 1980 you must get a licence from us before you put skips or scaffolding on the road or pavement. It is an offence to break the conditions of that licence. You may also have to send us a programme of work so that we can tell your neighbours the likely timing of building activities. For more advice, please phone our Highways Licensing Team on 020 7641 2560. (I35AA)
- 4 You are encouraged to join the nationally recognised Considerate Constructors Scheme. This commits those sites registered with the Scheme to be considerate and good neighbours, as well as clean, respectful, safe, environmentally conscious, responsible and accountable. For more information please contact the Considerate Constructors Scheme directly on 0800 783 1423, siteenquiries@ccscheme.org.uk or visit www.ccscheme.org.uk.
- 5 You are advised to permanently mark the plant/ machinery hereby approved with the details of this permission (date of grant, registered number). This will assist in future monitoring of the equipment by the City Council if and when complaints are received.
- 6 When carrying out building work you must do all you can to reduce noise emission and take suitable steps to prevent nuisance from dust and smoke. Please speak to our Environmental Health Service to make sure that you meet all requirements before you draw up the contracts for demolition and building work.

Your main contractor should also speak to our Environmental Health Service before starting work. They can do this formally by applying to the following address for consent to work on construction sites under Section 61 of the Control of Pollution Act 1974.

24 Hour Noise Team
Environmental Health Service
Westminster City Hall
64 Victoria Street
London
SW1E 6QP

Phone: 020 7641 2000

Our Environmental Health Service may change the hours of working we have set out in this permission if your work is particularly noisy. Deliveries to and from the site should not take place outside the permitted hours unless you have our written approval. (I50AA)

- 7 Under the Construction (Design and Management) Regulations 2007, clients, the CDM Coordinator, designers and contractors must plan, co-ordinate and manage health and safety

throughout all stages of a building project. By law, designers must consider the following:

- * Hazards to safety must be avoided if it is reasonably practicable to do so or the risks of the hazard arising be reduced to a safe level if avoidance is not possible;
- * This not only relates to the building project itself but also to all aspects of the use of the completed building: any fixed workplaces (for example offices, shops, factories, schools etc) which are to be constructed must comply, in respect of their design and the materials used, with any requirements of the Workplace (Health, Safety and Welfare) Regulations 1992. At the design stage particular attention must be given to incorporate safe schemes for the methods of cleaning windows and for preventing falls during maintenance such as for any high level plant.

Preparing a health and safety file is an important part of the regulations. This is a record of information for the client or person using the building, and tells them about the risks that have to be managed during future maintenance, repairs or renovation. For more information, visit the Health and Safety Executive website at www.hse.gov.uk/risk/index.htm.

It is now possible for local authorities to prosecute any of the relevant parties with respect to non compliance with the CDM Regulations after the completion of a building project, particularly if such non compliance has resulted in a death or major injury.

- 8 Regulation 12 of the Workplace (Health, Safety and Welfare) Regulations 1992 requires that every floor in a workplace shall be constructed in such a way which makes it suitable for use. Floors which are likely to get wet or to be subject to spillages must be of a type which does not become unduly slippery. A slip-resistant coating must be applied where necessary. You must also ensure that floors have effective means of drainage where necessary. The flooring must be fitted correctly and properly maintained.
- Regulation 6 (4)(a) Schedule 1(d) states that a place of work should possess suitable and sufficient means for preventing a fall. You must therefore ensure the following:
- * Stairs are constructed to help prevent a fall on the staircase; you must consider stair rises and treads as well as any landings;
 - * Stairs have appropriately highlighted grip nosing so as to differentiate each step and provide sufficient grip to help prevent a fall on the staircase;
 - * Any changes of level, such as a step between floors, which are not obvious, are marked to make them conspicuous. The markings must be fitted correctly and properly maintained;
 - * Any staircases are constructed so that they are wide enough in order to provide sufficient handrails, and that these are installed correctly and properly maintained. Additional handrails should be provided down the centre of particularly wide staircases where necessary;
 - * Stairs are suitably and sufficiently lit, and lit in such a way that shadows are not cast over the main part of the treads.
- 9 Every year in the UK, about 70 people are killed and around 4,000 are seriously injured as a result of falling from height. You should carefully consider the following.
- * Window cleaning - where possible, install windows that can be cleaned safely from within the building.
 - * Internal atria - design these spaces so that glazing can be safely cleaned and maintained.
 - * Lighting - ensure luminaires can be safely accessed for replacement.

* Roof plant - provide safe access including walkways and roof edge protection where necessary (but these may need further planning permission).
More guidance can be found on the Health and Safety Executive website at www.hse.gov.uk/falls/index.htm.

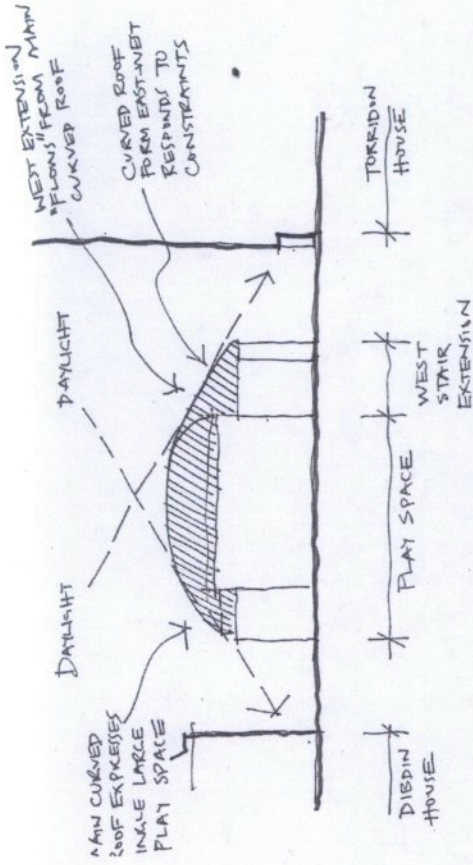
Note: Window cleaning cradles and tracking should blend in as much as possible with the appearance of the building when not in use. If you decide to use equipment not shown in your drawings which will affect the appearance of the building, you will need to apply separately for planning permission. (I80CB)

- 10 You are advised of the need to vary Condition 7 if you change the approved Construction Management Plan.

Previous schemes - refused
(subject to appeal)

Design process: design

Remission granted by the
Planning Inspectorate on
8 September 2015.



Early sketch section of the new proposal

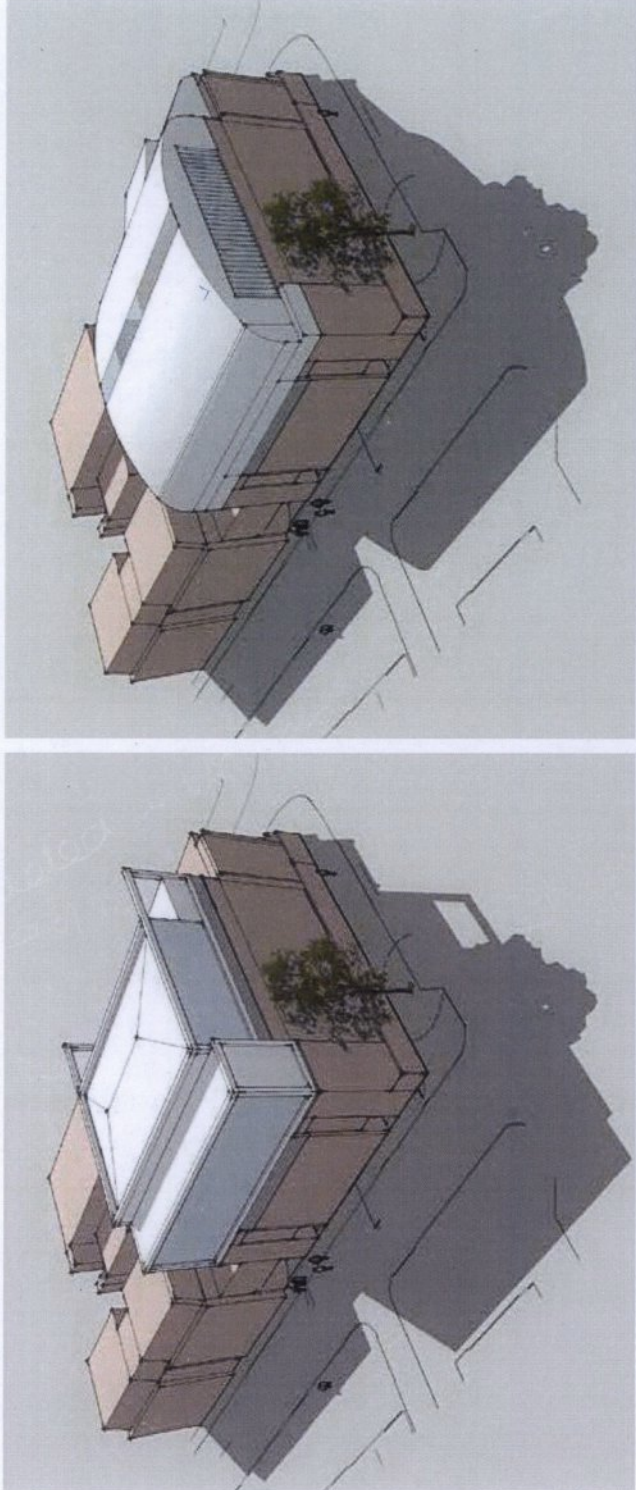
A new start

The conclusion from this process was that the requirements could better generate a new design that avoided the compromises of adapting the 'consented scheme'.

The opportunity was there to shape the form to respond to daylighting requirements at the same time.

The result was the curved roof form to the main play space, expressing the single School community area under one embracing, sheltering roof, with the west extension to accommodate the stair and lift connection under a roof that 'peels off the main roof, still curving downward.

This design directly addresses the site constraints, while offering the School a dramatic but sensitive large play space on the second floor, while linking down well to the lower levels and the main School stair.



Consented scheme: 3D massing model from north-east 9 OCT 2012

This design proposal: 3D massing model from north-east

REFUSED SCHEME (16 DECEMBER 2014)

Appearance: massing

The illustrations show the 3D Concept massing model with the proposed extension, seen against Dibden House to the east, and Torridon House to the west.

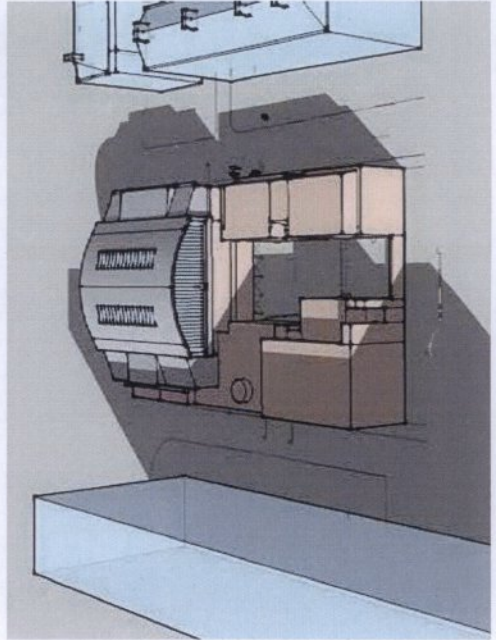
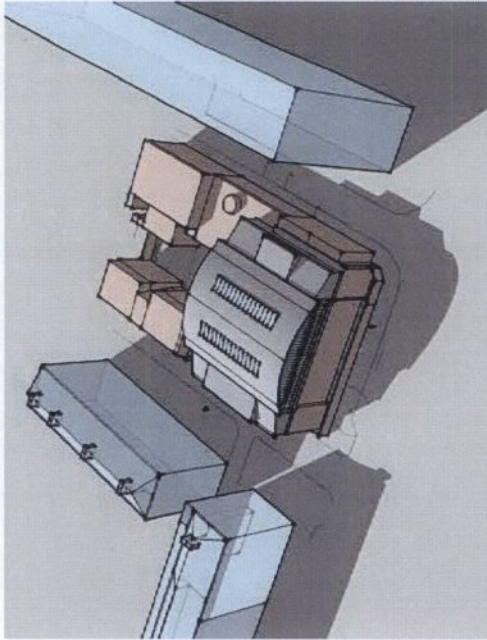
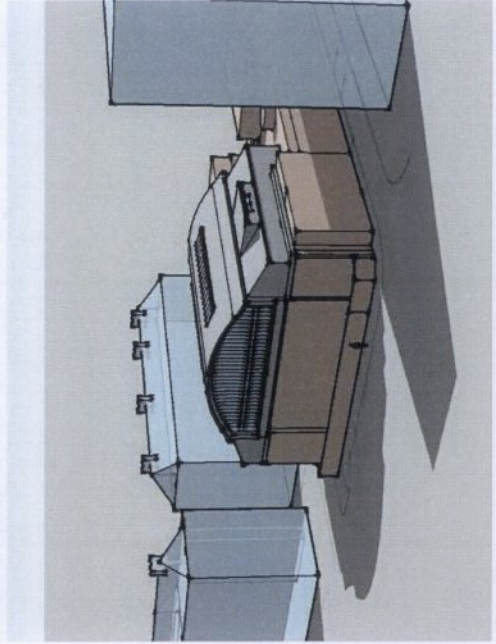
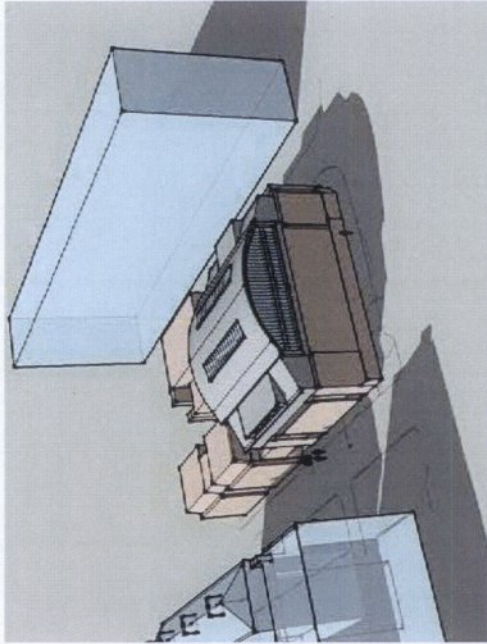
The massing model shows how the curved roof form provides a subtle, graceful conclusion to the roof, while the side wings to east and west are clearly differentiated with their pitched roofs.

The gutters to the main curved roof are continuous front to back, which clearly separates the forms of primary and secondary spaces.

It also shows how the intention to bring the eaves down from the consented scheme to east and west significantly has been realised.

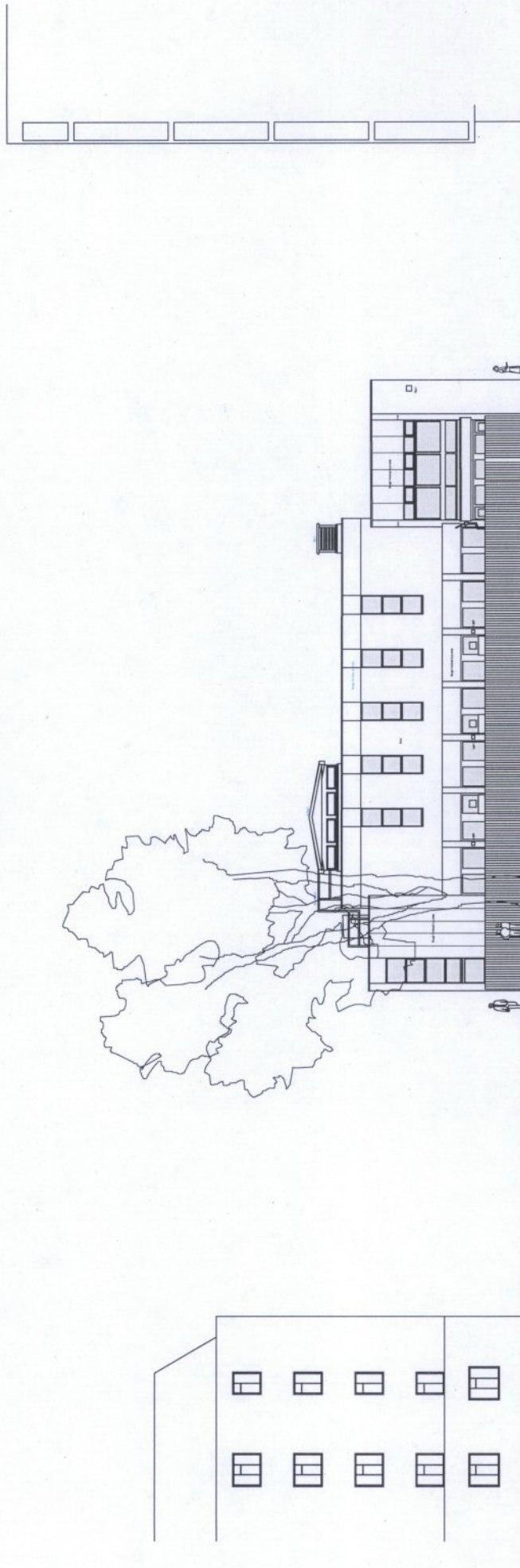
The consistent zinc material reinforces the clarity of this proposal as a roof "studio" extension.

At the public consultation neighbours commented that the existing building appearance could also be improved. As a result of this consultation the proposed construction works project will now also include cleaning of brickwork and concrete, and repainting of key elements of the existing building fabric so that the whole building is enhanced by these proposals.

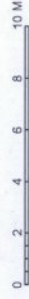


Existing materials

- Wall finishes: Concrete panels, fairface dark brown brickwork, painted rendered masonry
- Roof finishes: Flat felt roofing
- Windows: Vertical sliding systems with single glazed units
- Glazing: Clear glass
- Rainwater goods: Concealed gutters and internal downpipes
- Louvers: Painted metal louvers



NORTH ELEVATION EXISTING



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Revisions:

PLANNING ISSUE

Rev

Naima JPS Roof Extension Project

Elevation North Existing

April 2015

Drwg No. 1124B / GE / 001 -

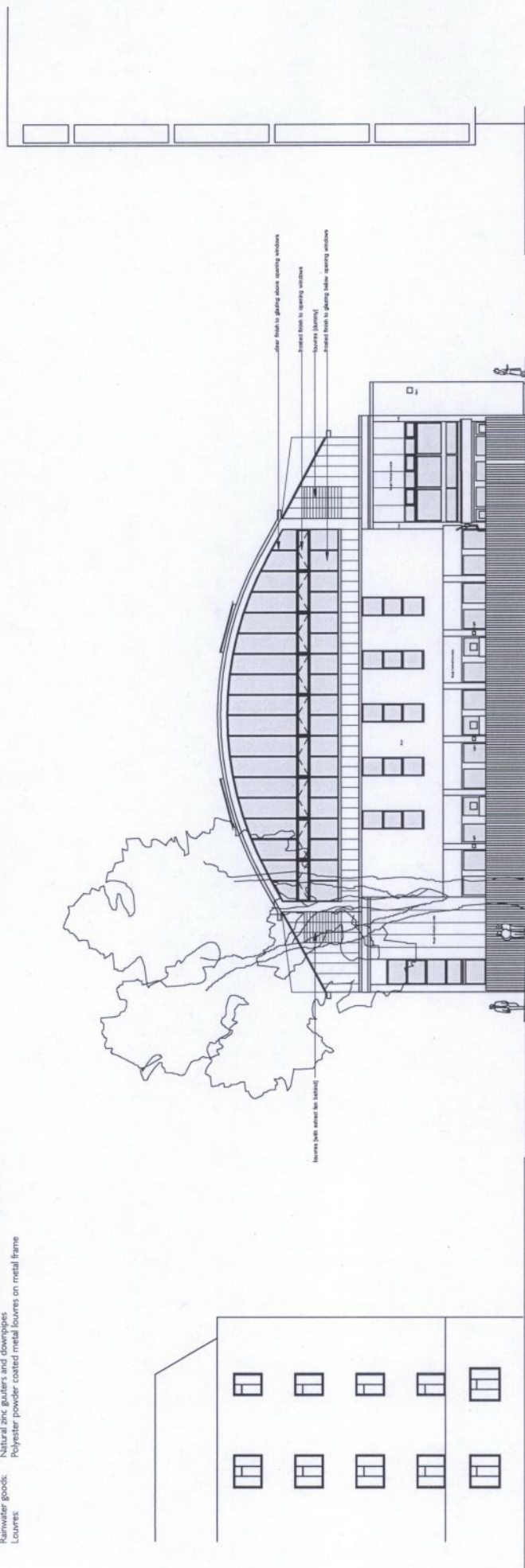
Scale 1:200 @ A3

Existing materials:

- Wall finishes: Concrete panels, fair-face dark brown brickwork, painted rendered masonry
- Roof finishes: Flat felt roofing
- Windows/rooflight: Clear glazing systems with single glazed units
- Glazing: Clear glass
- Roof structure: Concrete rafters and internal downpipes
- Roof cladding: Painted metal louvers

Proposed materials for roof extension:

- Wall finishes: Standing seam natural zinc cladding
- Roof finishes: Standing seam natural zinc cladding
- Windows: Polyester powder coated aluminium framing with clear / translucent glass
- Rooflights: Polyester powder coated aluminium framing with clear/translucent glass
- Roof structure: Natural zinc gables and downpipes
- Roof cladding: Polyester powder coated metal louvers on metal frame



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Revisions:

PLANNING ISSUE

Rev

- Do not scale
- Always take site measurements to verify dimensions
- Refer to P/E Engineers drawing for all services

Naima JPS Roof Extension Project

Elevation North Proposed

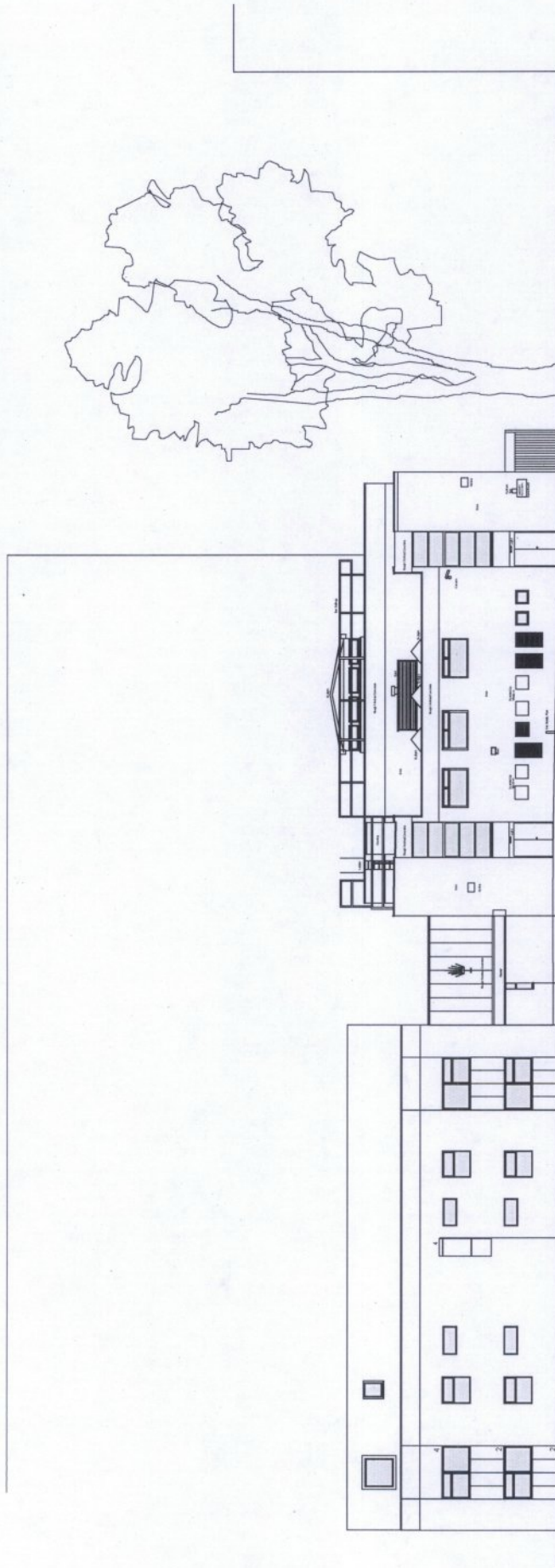
April 2015

Drwg No. 1124B/GE/011 -

Scale 1:200 @ A3

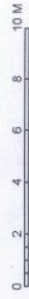
Existing materials

- Wall finishes: Concrete panels, fair-face dark brown brickwork, painted rendered masonry
- Roof finishes: Flat felt roofing
- Window/rooftight: Metal cladding systems with single glazed units
- Cladding: Clear glass
- Rainwater goods: Concealed gutters and internal downpipes
- Louvers: Painted metal louvers



KILBURN PARK ROAD

NAIMA JPS SCHOOL SITE



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Revisions:

PLANNING ISSUE

Rev

- Do not scale
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Naima JPS Roof Extension Project

Elevation East Existing

April 2015

Drwg No. I124B /GE / 003 -

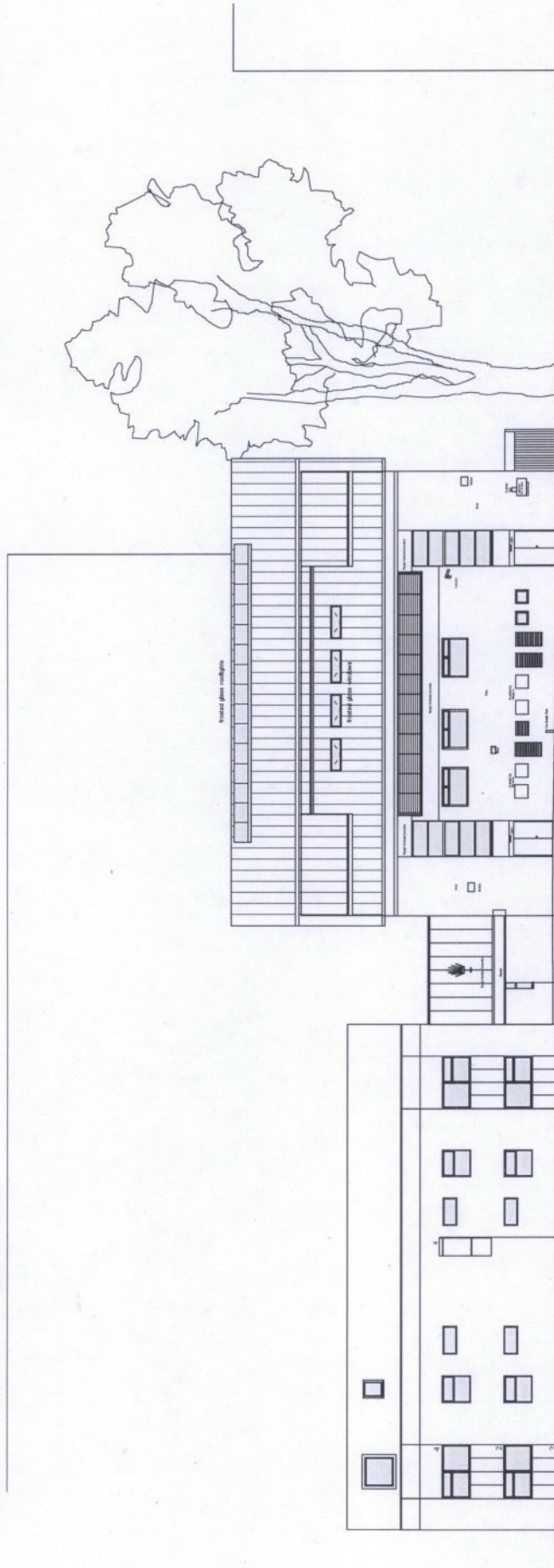
Scale 1:200 @ A3

Existing materials

- Wall finishes: Concrete panels, fair-face dark brown brickwork, painted rendered masonry
- Roof finishes: Flat felt roofing
- Windows/rooftight: Metal glazing systems with single glazed units
- Chimneys: Cast iron
- Rainwater goods: Natural zinc gutters and downpipes
- Louvers: Painted metal louvers

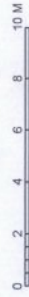
Proposed materials for roof extension

- Wall finishes: Standing seam natural zinc cladding
- Roof finishes: Standing seam natural zinc cladding
- Windows: Polyester powder coated aluminium framing with clear / translucent glass
- Rooftights: Polyester powder coated aluminium framing with clear/translucent glass
- Rainwater goods: Natural zinc gutters and downpipes
- Louvers: Polyester powder coated metal louvers on metal frame



KILBURN PARK ROAD

NAIMA JPS SCHOOL SITE



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Revisions:

PLANNING ISSUE

Rev

- Do not scale
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- Refer to I&E Engineers drawings for all services

Naima JPS Roof Extension Project

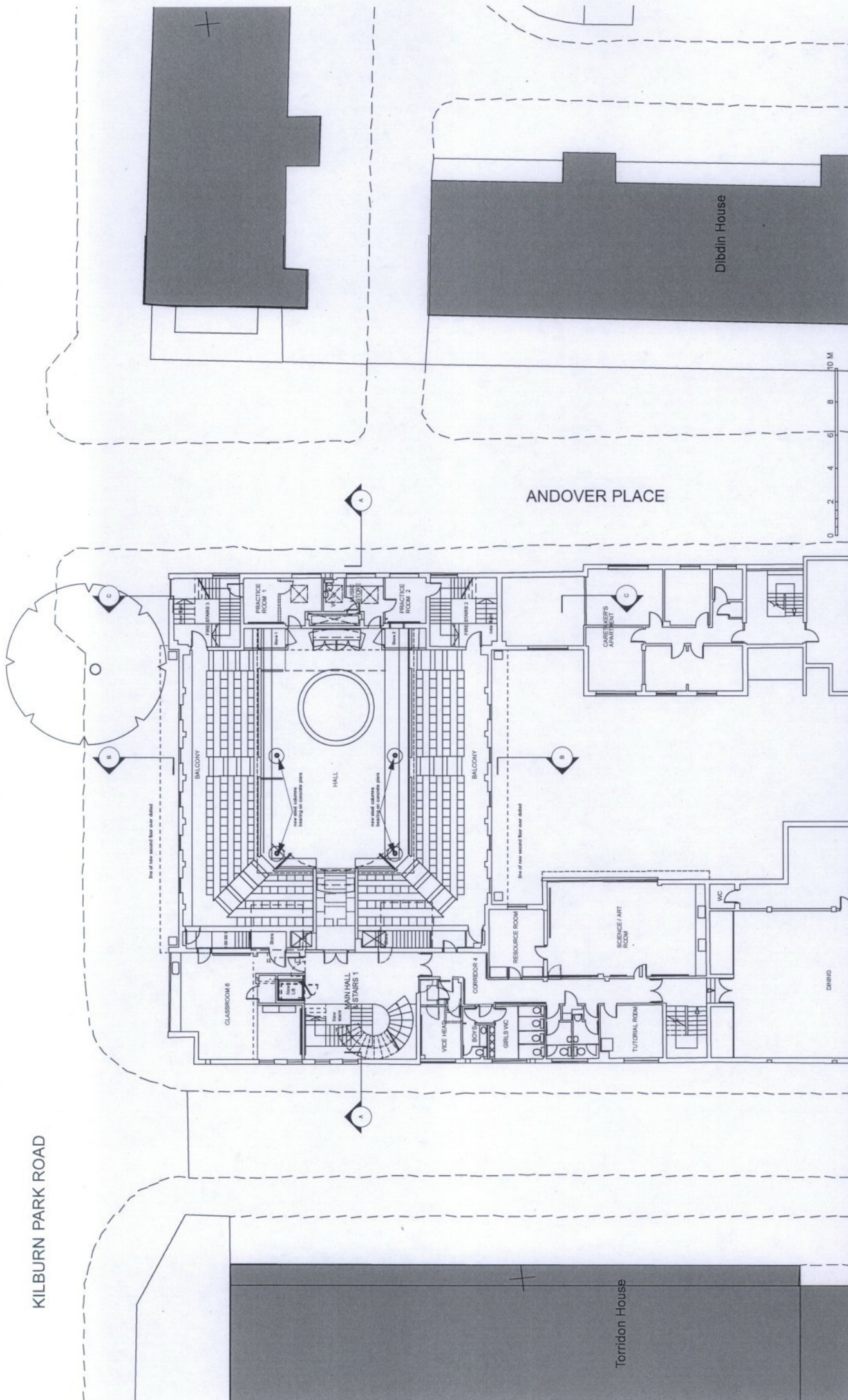
Elevation East Proposed

April 2015

Drwg No. 1124B /GE / 013 -

Scale 1:200 @ A3

KILBURN PARK ROAD



ANDOVER PLACE

Dibdin House

Torridon House

Naima JPS Roof Extension Project

First Floor Plan Proposed

Drwg No. I124B/GA/012 -

April 2015

Scale 1:200 @ A3



Revisions:

PLANNING ISSUE

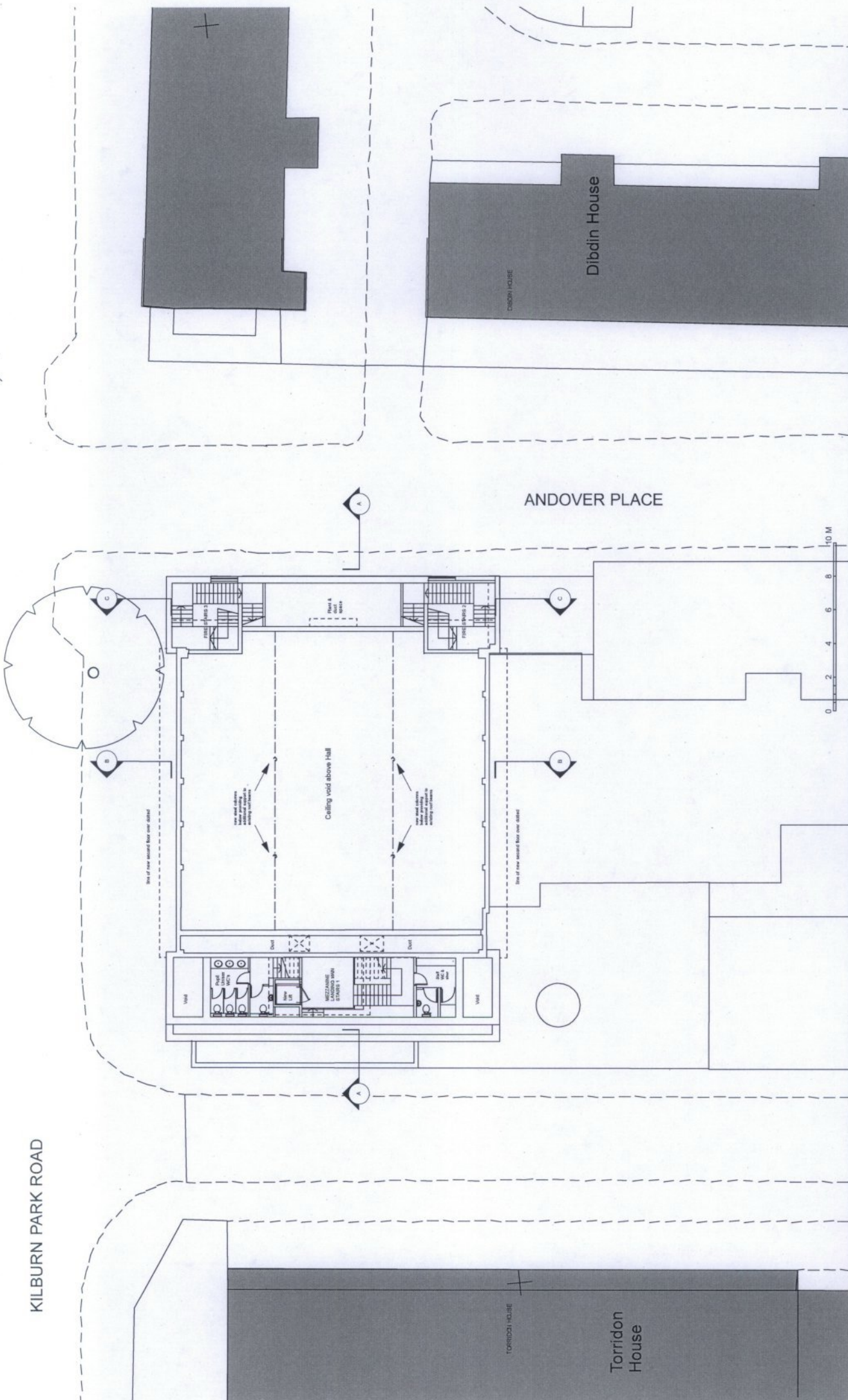
Rev

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KILBURN PARK ROAD

ANDOVER PLACE



TORRIDON HOUSE

Torridon House

DIBDIN HOUSE

Dibdin House

Naima JPS Roof Extension Project
 Mezzanine Plan Proposed
 April 2015
 Drwg No. 1124B /GA / 014 -
 Scale 1:200 @ A3



Revisions:
PLANNING ISSUE
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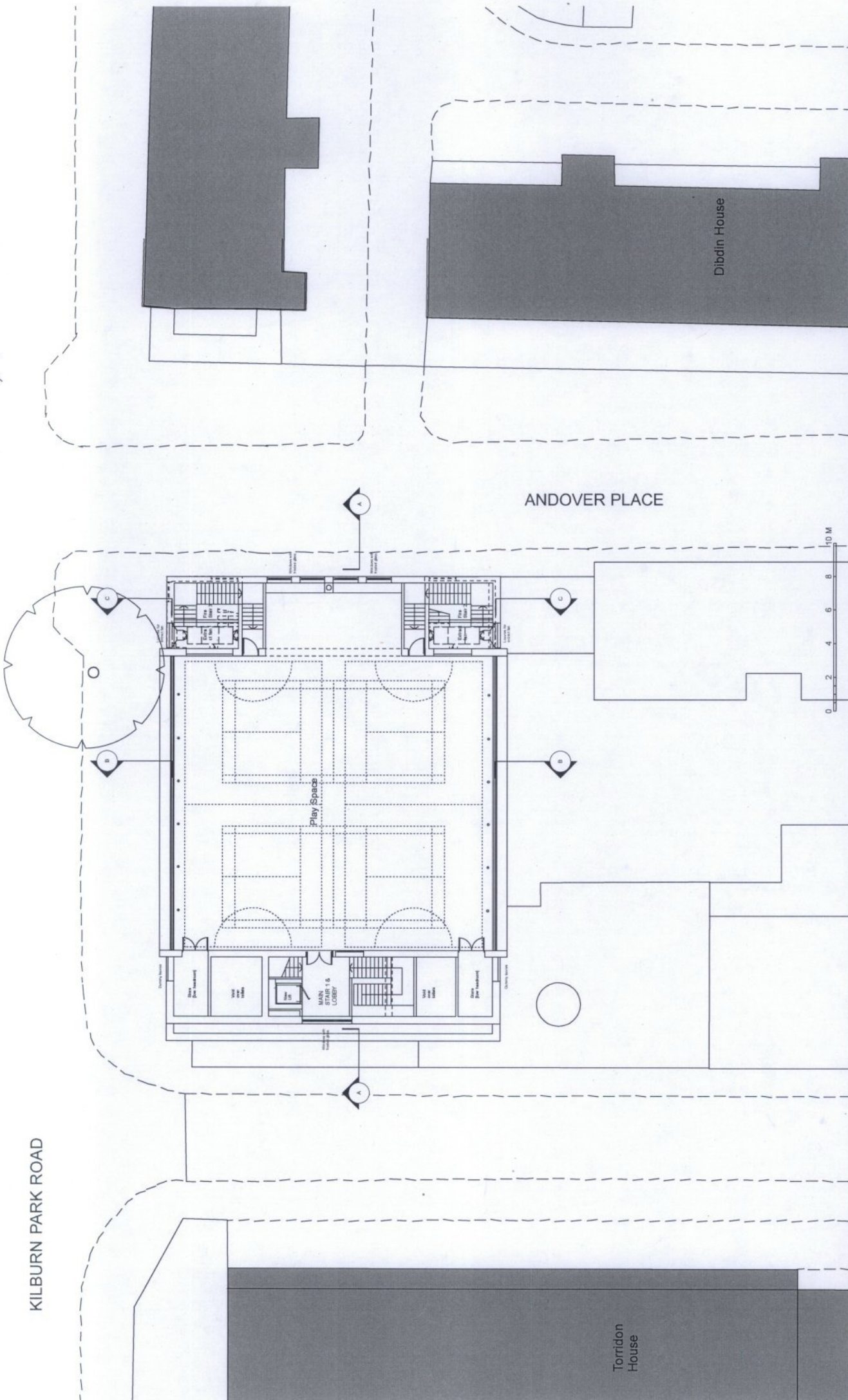
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KILBURN PARK ROAD

ANDOVER PLACE

Dibdln House

Torrison House



Naima JPS Roof Extension Project
 Second Floor Plan Proposed
 April 2015
 Drwg No. 1124B /GA / 015 -
 Scale 1:200 @ A3



Revisions:
PLANNING ISSUE
 Rev

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