

SCALE

The overall Gross Internal Area (GIA) for the proposed new building is 765m². This will be spread across three levels, with the majority of accommodation being on the ground and first floors.

The highest part of the building is the octagonal block, which houses the music and drama department. At this point the building is circa 10.4m in height.

This drops to circa 9.3m (10.1m with handrail) over the main hall and the lowest point being the eaves to the classroom block at circa 8m in height. This can be seen from the elevational drawings and sections.

The massing is seen to be in keeping with the surrounding context in that a lot of the existing Victorian houses along King's Road have three floors, or two with a substantial attic storey, including the BTMs and later the existing blocks within the school. This is echoed in the arts block and new classroom block by the use of recessed or gabled forms for the topmost storey, placing emphasis on the massing of the lower storeys. The proposed massing reduces to two storeys towards the boundary with 11 to 13 Denbigh Gardens in respect for its neighbours.

In terms of the refurbishment work, this proposal does not provide any additional area.

KEY: SCALE

- 1. Kings House School
- 2. Proposed Development
- 3. 64 Kings Road
- 4. 64A Kings Road - sunken by half a storey

KEY: SCALE

- 1 storey
- 2 storeys
- 3 storeys
- 4 storeys +



BACKLAND DEVELOPMENTS

The Heritage and Archaeological Statement notes that the eastern edge of the St Matthias Conservation Area, where the development is located, has gradually had its grain and development pattern altered by insertion of a variety of backland developments, particularly the part east of King's Road between Marchmont Road and Sheen Road. This consists of infill dwellings; replacement of historic villas with larger-footprint flatted blocks such as Charmouth Court; and ancillary development behind school buildings, including King's House School. There are examples pre- and post-dating the conservation area designation in 1977.

The overall effect on the area's character is that the experience of the formal, front elevations, streetscape and gardens of King's Road retains a high level of its historic and architectural character when viewed from the public realm. The historic grain, density and character of the rear portions of the plots has been diluted. However, the effect of this on the overall character of the conservation area is minimised because the frontage buildings are relatively tall and closely spaced, allowing only glimpse views of the gardens behind.

The proposals remain in scale and in keeping with this historically-altered pattern and grain. The balance of demolition and new-build results in no additional impact in relation to that existing pattern. Rather, the approach is one of replacing existing, piecemeal and utilitarian backland structures with a more considered and coherent development. Its massing, form, design detail and materials are considered to respond positively to the character of the conservation area. As per existing backland development on the site and in the vicinity, its impact from street-level is negligible.

KEY: BACKLAND DEVELOPMENTS

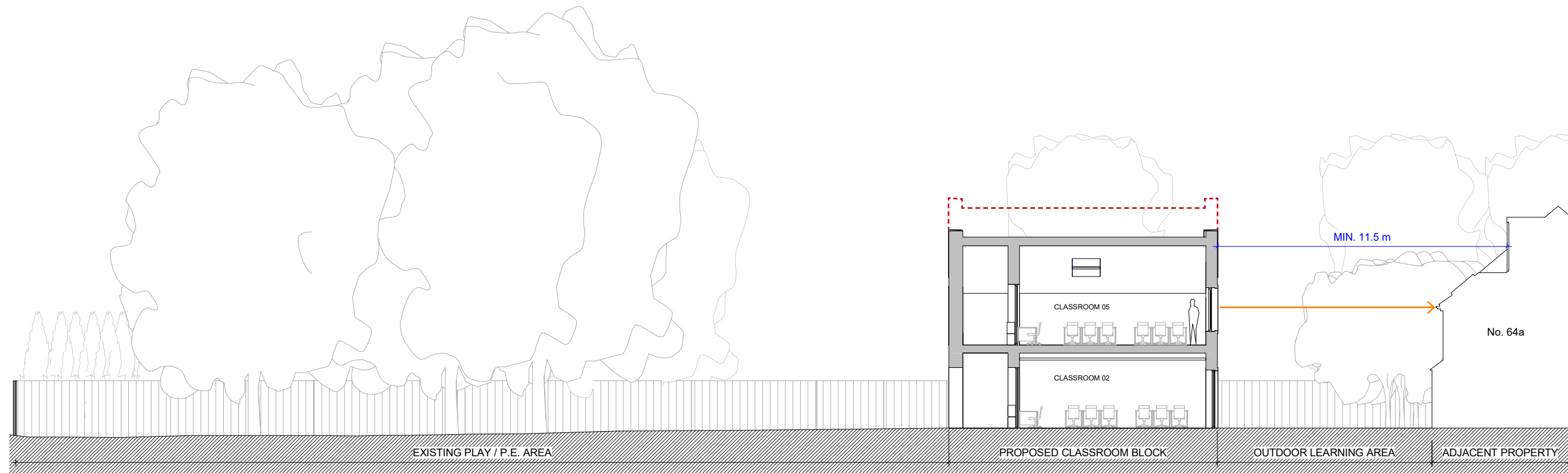
1. Kings House School
2. Proposed Development
3. 64 Kings Road
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KEY: BACKLAND DEVELOPMENTS

Backland development



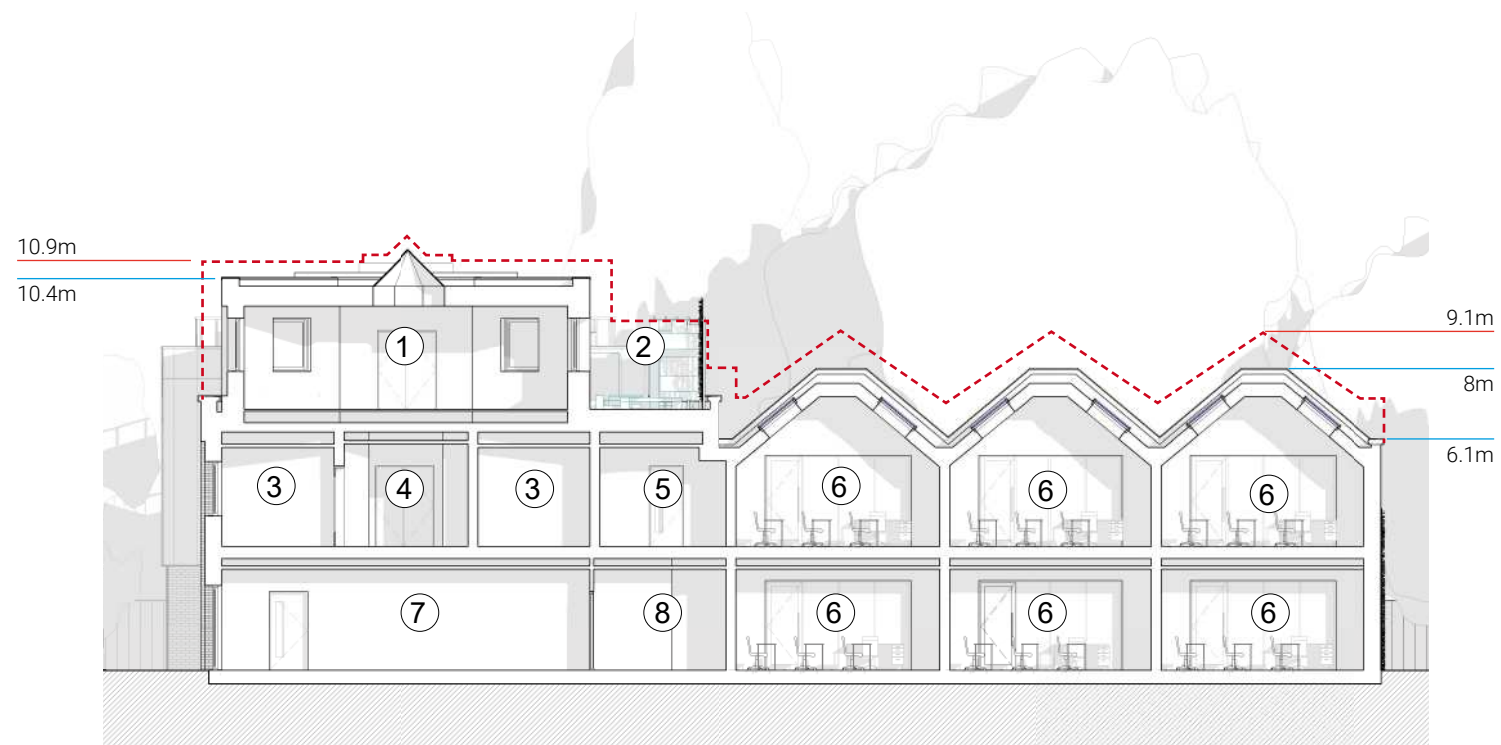
PROXIMITY TO NEIGHBOURING PROPERTIES



SITE SECTION THROUGH PROPOSAL AND 64A KING'S ROAD - NTS

The orange line indicates the approximate eye line to the neighbouring property

----- Outline of previous application

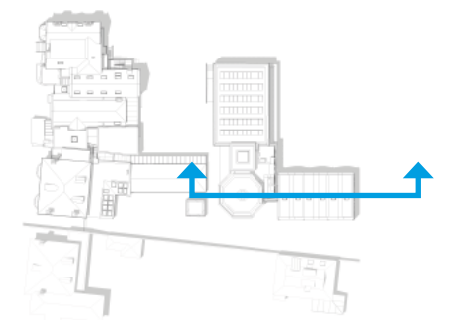


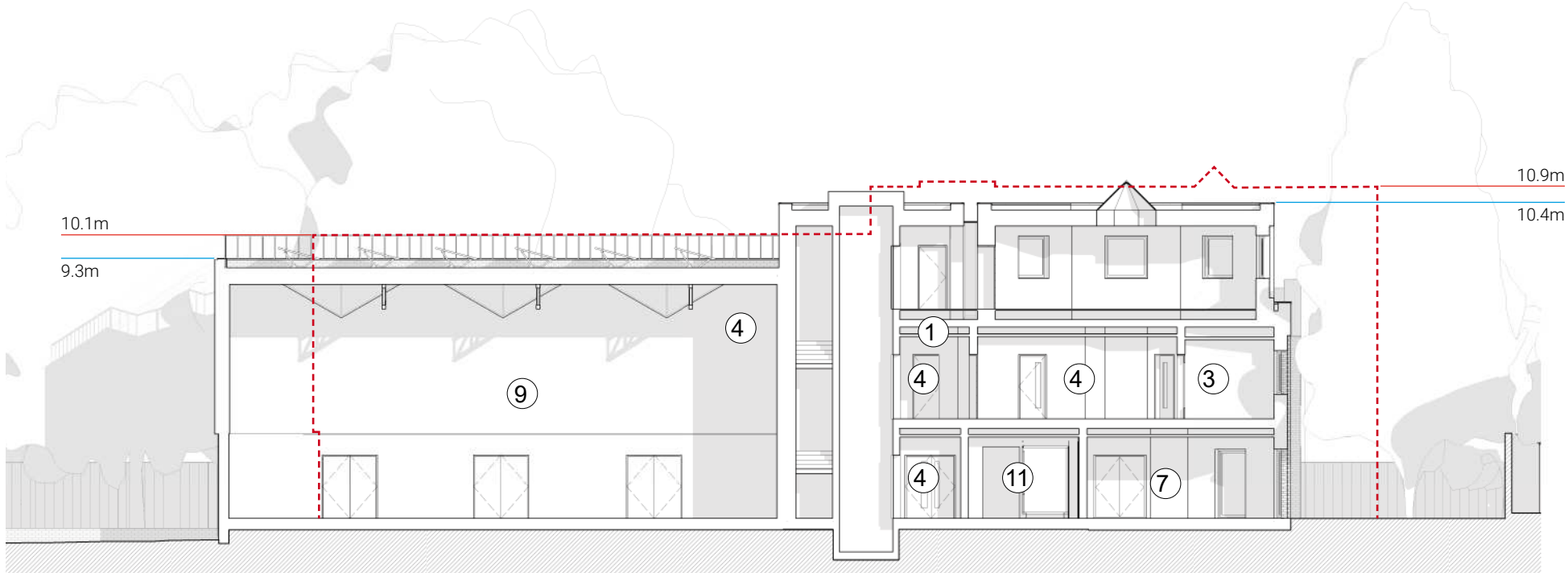
SECTION THROUGH THE PROPOSED TEACHING AND ARTS BLOCKS - PROPOSED APPLICATION

- Outline of previous application
- Height of previous application
- Height of current application

KEY: ROOM NUMBERS / NAMES

1. Music Performance Space
2. External Plant
3. Music rooms
4. Circulation
5. Internal Plant
6. General Teaching Classrooms
7. Drama Studio
8. Storage
9. General Hall
10. Accessible / Staff WC
11. Pupil WC



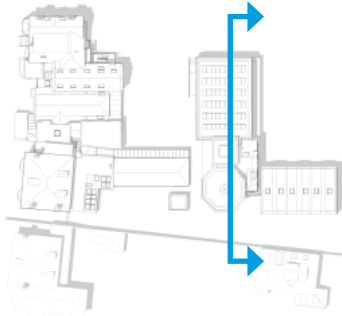


SECTION THROUGH THE PROPOSED TEACHING BLOCK AND MAIN HALL - PROPOSED APPLICATION

----- Outline of previous application

KEY: ROOM NUMBERS / NAMES

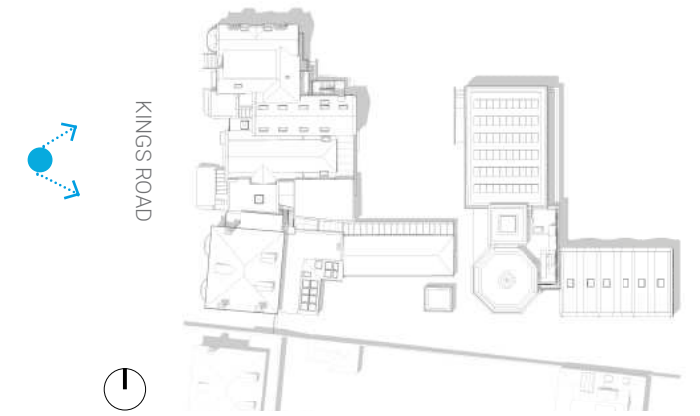
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VIEW FROM KINGS ROAD LOOKING TOWARDS THE SCHOOL

Camera height: 1.6m
Field of view: 74 degrees

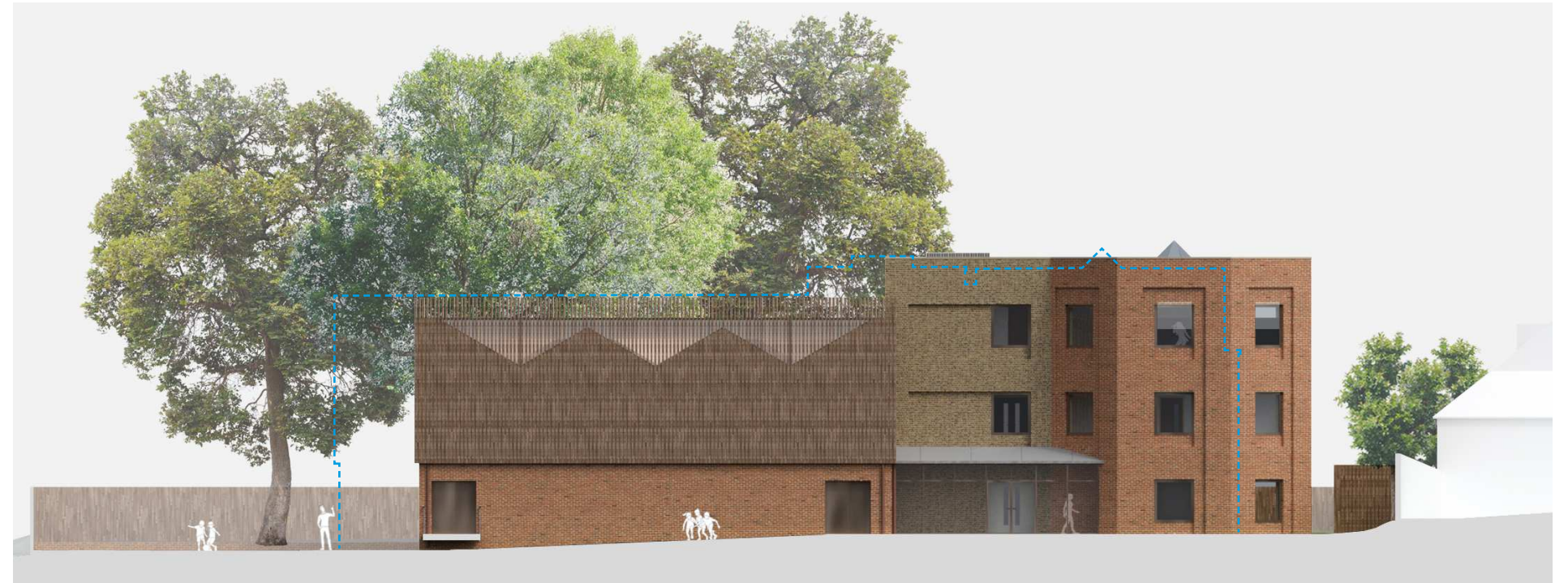


KEY DESIGN ASPECTS

The height to the top of the original arts block was 11 metres, while the amended height is 10.4 metres. This has been achieved through reduction of the parapet and service voids.

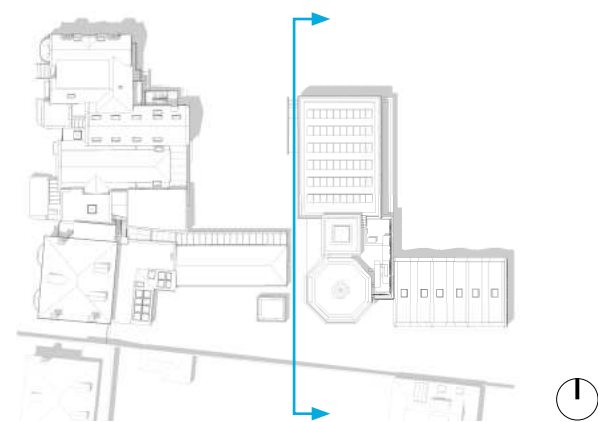
The height to eaves of the original classroom block was 9.1 metres, whereas this is now 8 metres. This has been achieved through changes to detailing and opening up the roof space.

These spaces are still fully useable and in line with building regulations. How the height difference has been achieved is set out above.



WEST ELEVATION - PREVIOUS APPLICATION

----- Outline of current design proposal



WEST ELEVATION - CURRENT DESIGN PROPOSAL

----- Outline of previous application



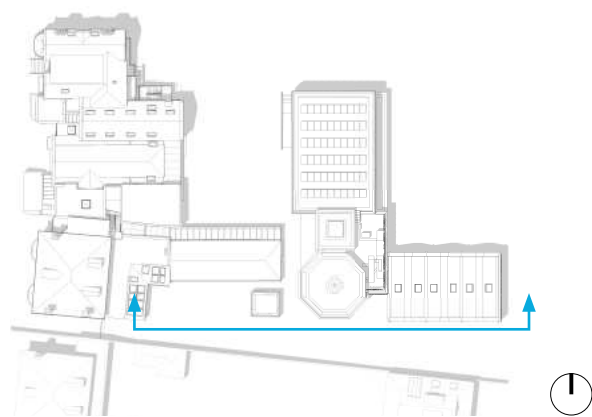
SOUTH ELEVATION - PREVIOUS APPLICATION

----- Outline of current design proposal

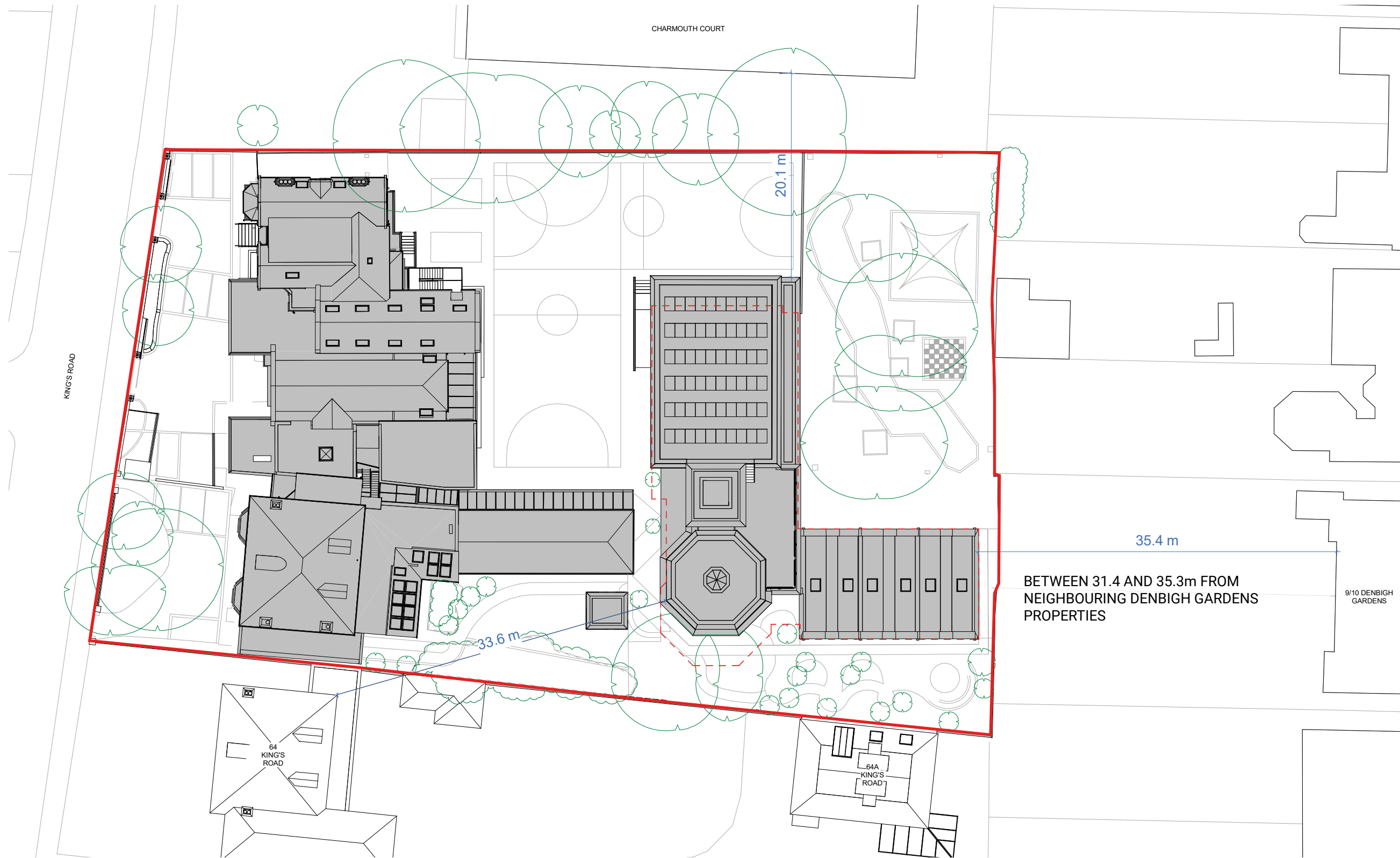


SOUTH ELEVATION - CURRENT DESIGN PROPOSAL

----- Outline of previous application



06.1 PROXIMITY TO NEIGHBOURING PROPERTIES



KEY: SITE PLAN

- Site boundary
- - - Outline of previous application

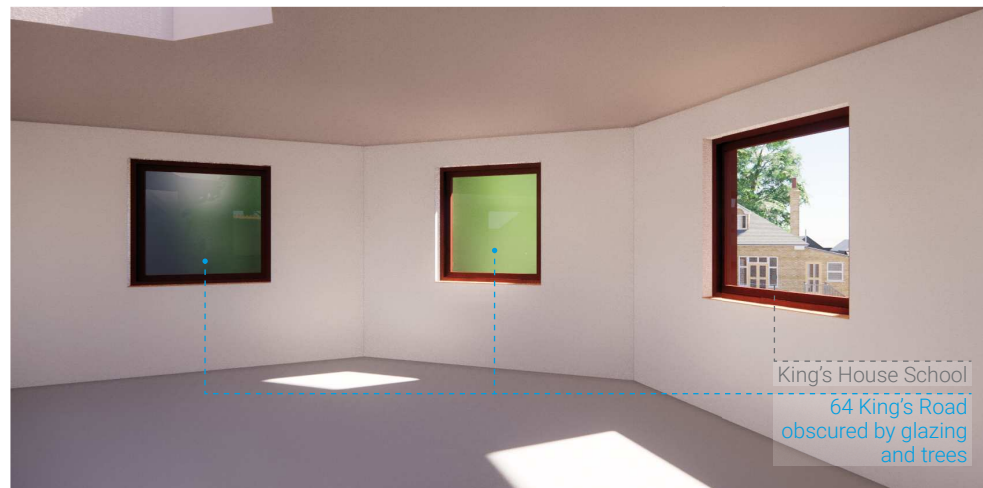
🕒 SITE PLAN SHOWING PROXIMITY TO NEIGHBOURING PROPERTIES - NTS

06.2 OBSCURED GLAZING

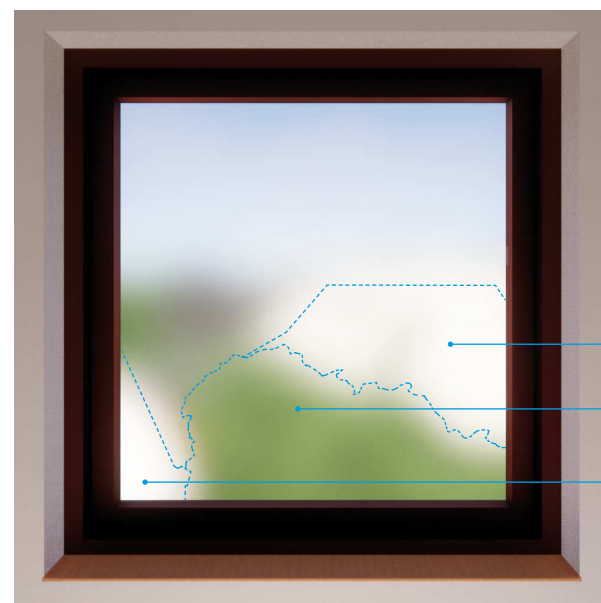
Obscure glazing is proposed on the upper floors in the Music Ensemble Room and Classrooms to obscure views to the neighbouring properties no.64 and no. 64A and maintain privacy



SOUTH ELEVATION OF PROPOSAL SHOWING OBSCURED GLAZING LOCATIONS

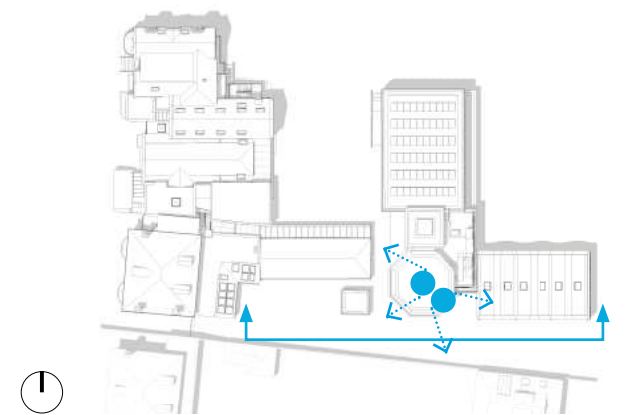


VIEW FROM SECOND FLOOR MUSIC ENSEMBLE ROOM



VIEW THROUGH OBSCURE GLAZING TO 64A

KEY
■ Obscure Glazing
- - - Outline of previous application



07.1 MATERIAL PALETTE

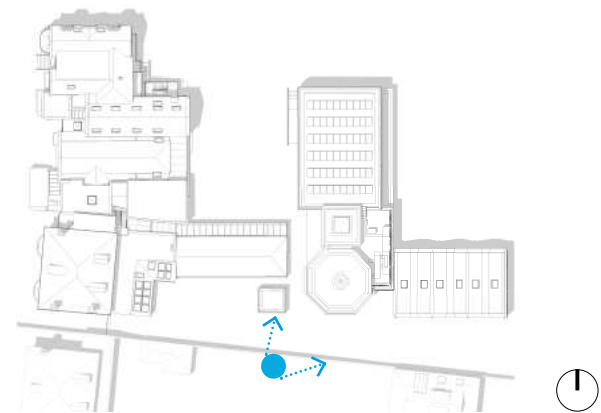
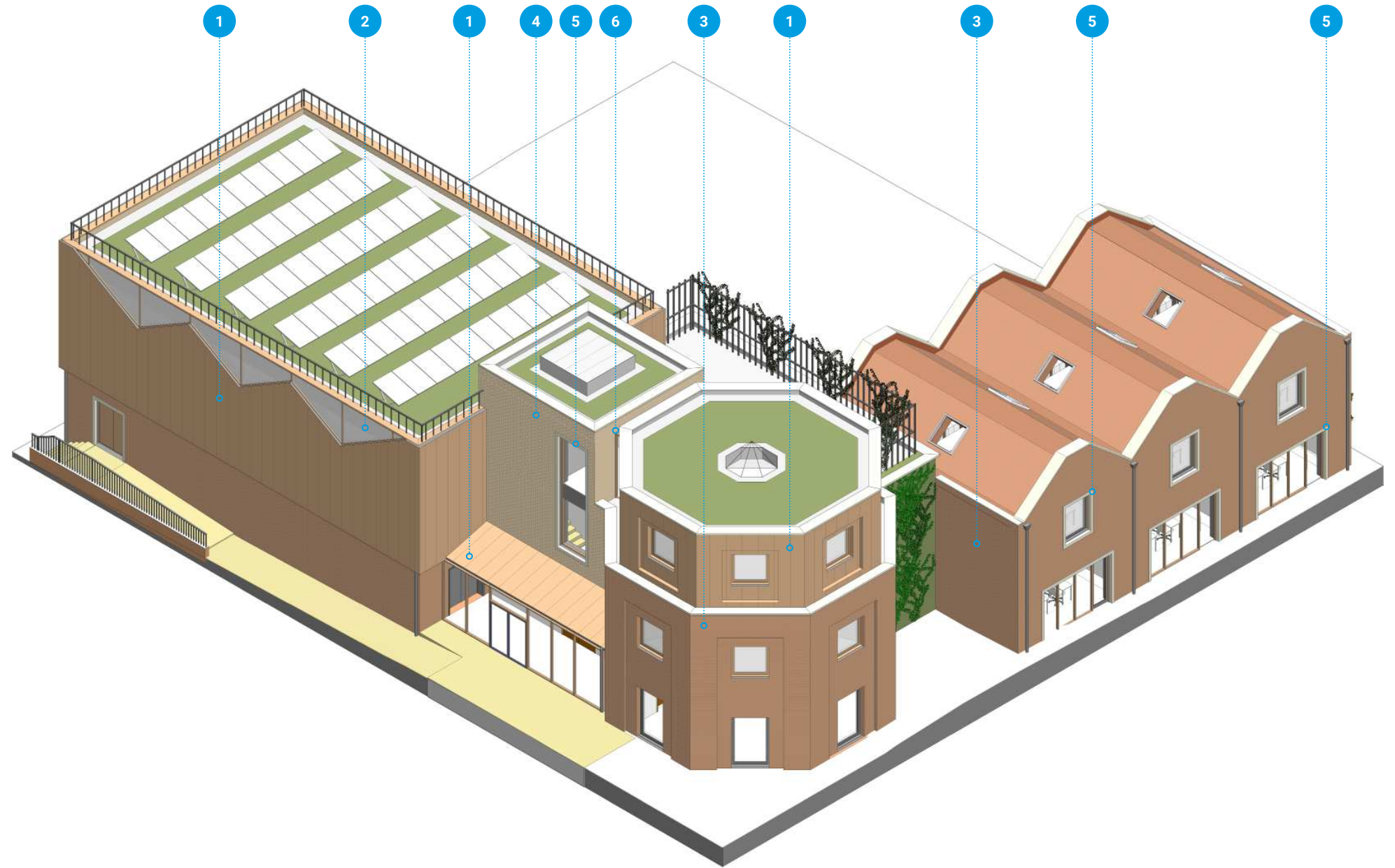
Cladding materials have been selected that are sympathetic to the Buildings of Townscape Merit (BTM) that sit on the site as well as the wider context of the neighbourhood.

Richmond blend bricks are proposed as the primary cladding material, with a larger percentage of red tones to the hall, classroom and arts block. A larger percentage of buff brick tones are proposed for the circulation core to distinguish it from the other blocks and compliment the different red and buff brick tones on the site and within the local area.

A green wall connecting the arts and classroom blocks is proposed to separate the distinct building forms.

A red bronze coloured metal cladding is proposed to the main hall and at the top of the arts block to complement tones of the traditional material palette.

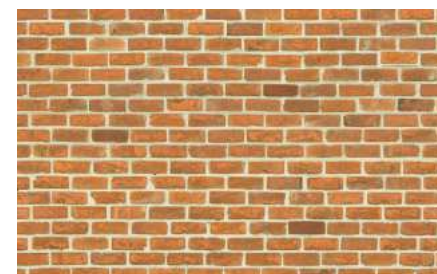
Green roofs are provided where possible while a red clay tile is proposed on the pitched roofs of the classroom block. The red bronze coloured metal cladding is proposed again on the entrance canopy.



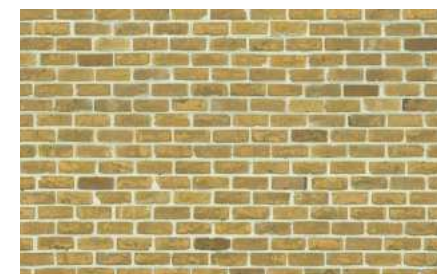
1
Red Bronze Coloured Metal Cladding



2
Obscured Glazing



3
Richmond blend bricks - red tones



4
Richmond blend bricks - buff tones



5
Reconstituted Stone Surrounds



6
Glazed link



WEST FACING ELEVATION FROM KINGS ROAD

View showing the new opening created for construction access

..... Outline of previous application

