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**Design, Access & Heritage Statement**  
Listed Building Consent

**New End Primary School**  
**Streatley Place**  
**London**  
**NW3 1HU**

Prepared on behalf of  
**London Borough of Camden**  
**5 Pancras Square**  
**London**  
**N1C 4AG**

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**Prepared By: Oscar Ruben BSc (Hons)**

Authorised for Issue:



For and on behalf of Baily Garner LLP

May 11, 2023

Version	Issue Date	Reason for Issue
	May 2023	To accompany Planning Application

# Design Access & Heritage Statement

## New End Primary School, Streatley Pl, London, NW3 1HU

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# Design Access & Heritage Statement

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### 1.0 Introduction

#### 1.1 General

- 1.1.1 This Design, Access & Heritage Statement has been prepared by Baily Garner on behalf of the London Borough of Camden. It accompanies the full planning application for Fire Improvement Works at New End Primary School.
- 1.1.2 This report responds to the requirements of the Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2006 (the GDPO) for planning applications (with some exceptions) to be accompanied by a Design and Access Statement.
- 1.1.3 The structure and content of the statement has been informed by DCLG Circular 01/2006 Guidance on Changes to the Development Control System (12 June 2006) and Design and Access Statements: How to Write, Read and Use Them (CABE, 2007). Together these have provided advice on what a Design and Access Statement should include.

#### 1.2 Structure of the Statement

- 1.2.1 Based on the Circular 01/2006 and CABE advice, the following sections of the Statement comprise:
- Section 2.0 - Understanding the Context
  - Section 3.0 - Design
    - Description of Proposal, Use, Layout, Scale and Appearance
  - Section 4.0 - Access
  - Section 5.0 - Summary and Conclusion

### 2.0 Understanding the Context

#### 2.1 Site Description

The main school building comprises four storeys to the North and five to the South, resulting from the change in ground level across the site. Designed by the Architect T J Bailey in 1904 and completed in 1906, the school is constructed in red and yellow bricks, with red brick pilasters and stone detailing. There is a clay pitched roof, with conventional timber framed sliding sash windows. It is a Grade II listed building and the listing describes it as Edwardian Baroque.



Figure 1: New End Primary School (aerial view)

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- 2.2 The most recent Fire Risk Assessment completed in 2020 identifies the consequences for life safety in the event of a fire within the school as **Extreme**, defined as '*significant potential for serious injury or death of one or more occupants*'. It is acknowledged that naturally a building of such age will generally be considered to have more failings in respect of modern Part B Fire Safety regulations, however the intention is to reduce this 'extreme' categorisation through targeted repairs and improvements to critical areas such as escape routes etc (see appended drawings for works locations, and below Figures for sample defects). This will be achieved through sympathetic alterations which are considered not to detract from the historical significance of the building, as detailed within the Clause 3.0 Design.



Figures 2 and 3: non fire rated glazing to be replaced & Damage to door leaf allowing passage of flames/smoke

## 3.0 Design

### 3.1 Description of the Proposal

- 3.1.1 The proposal is to improve the fire resistance and compartmentation of the main school building, generally through sympathetic alterations to existing doors and screens, with a select number (9) of replacement doorsets, where the above alterations are not feasible. Conscious of the buildings historical significance and Listed status, the original fabric is to be retained to the largest extent possible.
- 3.1.2 Works will include;
- Replacement intumescent strips and smoke seals to original doors
  - Redecoration of original doors and frames with intumescent paint in a RAL colour to match existing
  - Replacement fire rated hinges to original doors.
  - Reinstatement of fire rated Georgian Wire Glazing to doors, fan lights and screens where this has since been replaced in standard glass
  - Installation of acoustic drop seals to 8 no. protected escape route doors where gaps below doors exceed allowable tolerances due to bowing in floor.
  - 9 no. replacement internal doorsets, with like for like Georgian Wire glazed vision panels, door panelling etc.

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### 3.2 Existing Use

- 3.2.1 The property is a primary school building, the primary use of which is the delivery of education.
- 3.2.2 The property is Grade II Listed.

### 3.3 Layout

- 3.3.1 No alterations are required to the existing layout of any dwelling.

### 3.4 Scale

- 3.4.1 No change in scale is proposed and therefore this item is not considered applicable.

### 3.5 Appearance

- 3.5.1 No external modifications are proposed. Internally, the modifications proposed are sympathetic to original materials. Replacement of elements has been avoided where possible; with repairs and redecoration in matching colours to be completed in most instances. Where the condition of selected doorsets is not suitable for repairs to achieve compliance and replacement is proposed, the proposal for replacement is for this to be like-for-like in style and appearance.

### 4.0 Access

- 4.1.1 No changes to access are proposed and therefore access is considered not applicable.

### 5.0 Summary

- 5.1.1 The changes proposed are considered essential to reduce the severity of consequence in the event of a fire, and this is the primary driver behind the proposed works. The alterations are sympathetic to the buildings Listed status and are generally all reversible if required. Where glazed screens are not fire rated, it is proposed to retain the original hardwood frames and replace glazing only, with a more traditional material in Georgian Wire. The original doors and frames are generally to be retained; with an overhaul and redecoration to the majority of these. To the select few replacement doors, a traditional like-for-like replacement is proposed.