



Design, Access & Heritage Statement

Listed Building Consent

Primrose Hill Primary School
Princess Road
London
NW3 6NP

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

Job No: 35464
Date: February 2024

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Prepared By: Josh Fay BSc (Hons)

Authorised for Issue:



For and on behalf of Baily Garner LLP

Feb 21, 2024

Version	Issue Date	Reason for Issue
	February 2024	To accompany Planning Application

Design Access & Heritage Statement

Primrose Hill Primary School, Princess Road, London, NW1 8JS

CONTENTS

1.0	Introduction	3
1.1	General	3
1.2	Structure of the Statement	3
2.0	Understanding the Context	3
2.1	Site Description	3
3.0	Design	6
3.1	Description of the Proposal	6
3.2	Existing Use	7
3.3	Layout	7
3.4	Scale	7
3.5	Appearance	7
4.0	Access	7
5.0	Summary	8

Design Access & Heritage Statement

Primrose Hill Primary School, Princess Road, London, NW1 8JS

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 alterations to the nursery terrace area, to Primrose Hill 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

- 2.1.1 Originally designed by architect ER Robson as a Board School, Primrose Hill Infant School is a Grade II Listed building which was constructed circa 1885. The main walls are red brickwork (rusticated) to the ground floor and gables, and yellow stock brickwork to the first and second floors. The main roof slopes are tiled roofs, steeply pitched with scroll enriched gables terminating in pedimented features. Flemish Renaissance style. There are 3 main storeys with attics and basements. The fenestration is irregular; mostly transom and mullion effect flush framed windows with gauged brick flat arches. The building where works are proposed to be carried out is the Old School Keepers House. This is not listed however, falls within the curtilage of the listing.

Design Access & Heritage Statement

Primrose Hill Primary School, Princess Road, London, NW1 8JS



Figure 1: Site aerial view. Nursery terrace outlined in red

- 2.1.2 The proposed works relate to the nursery building (formerly the school keepers house) and external paved terrace outside of this, located near to the school's North-West boundary. (Figure 2 below, Figure 1 for position reference).

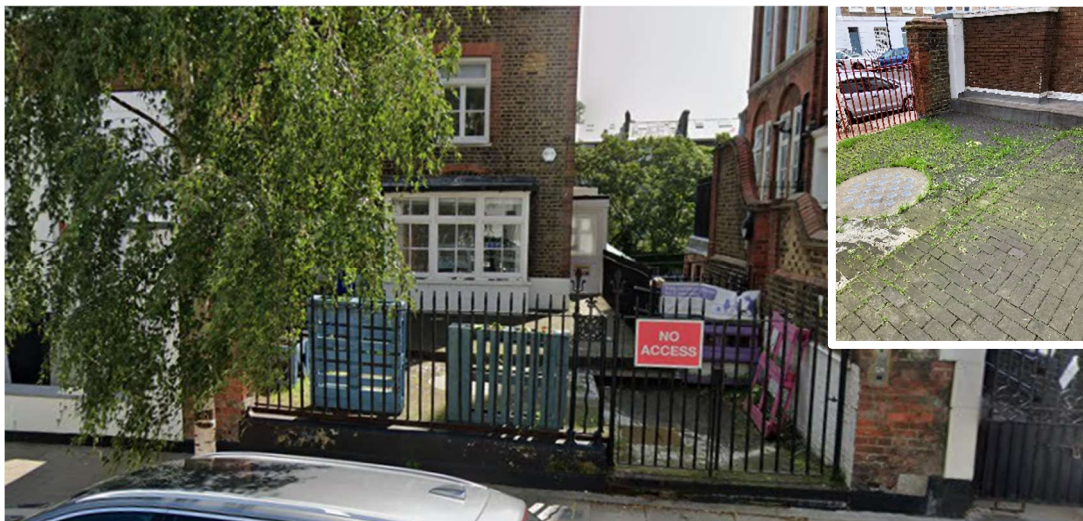


Figure 2: Street view of Nursery terrace. Close up of finish for reference (top right)

- 2.1.3 The paved finish to the terrace is a comparatively recent addition in the context of the building ages; work which was completed in 2011 as part of a refurbishment project to the terrace area. Prior to this, the external area had an asphalt covering (Figure 3 - below). The nursery building runs beneath this at basement level.

Design Access & Heritage Statement

Primrose Hill Primary School, Princess Road, London, NW1 8JS



Figure 3: View of external area prior to paving, circa 2011.

- 2.1.4 Defects began to materialise soon after installation of the paving and other works were complete, with significant internal dampness and staining within the Nursery building at both ground floor, and basement level (Figure 4).



Figure 4: Photographs of internal damage.

Design Access & Heritage Statement

Primrose Hill Primary School, Princess Road, London, NW1 8JS

- 2.1.5 There are believed to be a number of attributing factors to the above, including.
- The new paving has raised the finish ground level, bridging the damp proof course to the Nursery building. This has resulted in migration of dampness at ground floor level (confirmed within third party report).
 - The subbase on which the paving was laid was not laid as per the designers specification and is therefore not porous – so moisture does not drain effectively
 - The porch roof and rainwater good arrangement appears ineffective, with notable dampness and timber decay.
 - The Terrace was installed and a number of aspects were installed non-compliant e.g. the walk on rooflight.
- 2.1.6 Attempts were made to rectify these issues during the 12-month defects period and also following this, with no success. Currently, these dampness and ingress issues are still persisting. This is having a detrimental effect on the delivery of education in these areas as they have currently deemed this area 'not fit for purpose' and a 'health and safety hazard' due to the build up of mould created by damp.

3.0 Design

3.1 Description of the Proposal

- 3.1.1 The proposal is to rectify the above issues through a replacement terrace/roof build up, along with ancillary remedial works.
- 3.1.2 Works will include;
- Stripping back brick paving and subbase to original starting point (Figure 3) pre-2011.
 - Providing a new Bauder Inverted roof system as detailed in appended specification, including new walk on roof light, finished with a spacer and paving system to improve aesthetics and ensure the proposal is in keeping with the surrounding area. Paving to be York Flagstones (see Figure 5 below, and appended datasheet). Improved surface drainage beneath pavers to aid in dissipation of water and avoid ponding and algae growth (see Figure 2).
 - Providing a new Bauder system approved walk-on rooflight to provide the basement with natural light without compromising the water-resistance of the basement. The walk-on rooflight will be of similar size to the existing rooflight but square rather than rounded.
 - Injection damp proof course installation externally at low level to Nursery main wall brick work, above new roof upstand
 - Internal repairs and redecoration to areas affected by dampness.
 - Replacement PVCu fenestration (extent shown on appended project drawings).
 - Timber repairs to porch due to rot. Alteration of roof and guttering to prevent overspill which is currently occurring. Lead to be stripped, perimeter kerbs raised, lead reinstated.

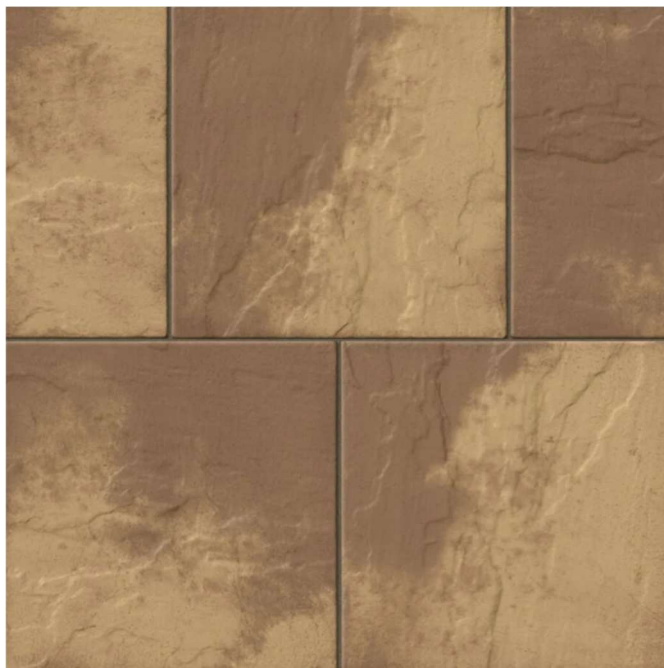


Figure 5: Example Proposed paving material - York Flagstone

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 The change in appearance will be to the paved finish used externally, outside of the nursery area. An aesthetically pleasing alternative York Flagstone is proposed. The rectification of defects which will improve water drainage will reduce the moss and algae growth. It is argued this will further improve the aesthetic appearance. It is also key to acknowledge that the brick paving and walk on rooflight in situ is circa 12 years old, and does not form part of the original listing (1974).

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 works to ensure the school stays functional. The levels of damp and moisture ingress internally are extensive and the space is at risk of soon becoming unusable. The alterations are sympathetic to the buildings Listed status and sympathetic materials will be utilised. It is argued this will further improve the aesthetic appearance. It is also key to acknowledge that the brick paving in situ is circa 12 years old, and does not form part of the original listing (1974).