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Design, Access & Heritage Statement
Listed Building Consent

Rhyl Community Primary School
Rhyl Street, Camden
London
NW5 3HB

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

Job No: 35463
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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
0.1	February 2024	To accompany Planning Application

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 Playground Refurbishment works at Rhyl Community 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 The main building was designed by the Architect T J Bailey in 1897-8, the school is constructed in red and yellow bricks and stone detailing. There are slate pitched roof coverings, with conventional timber framed sliding sash windows. It is a Grade II Listed building, and the listing describes it as Edwardian Baroque.



Figure 1: Rhyl Primary School (aerial view)

2.1.2 A condition survey completed December 2019 identified the defective playground surface and associated underground drainage in several isolated areas. Due to tree root action

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causing undulations of the surface and damage to underground drainage, the suggested remedy was to repair underground drainage and replace the existing surface.



Figures 2 and 3: Visible defective playground

3.0 Design

3.1 Description of the Proposal

3.1.1 The proposal is to repair existing underground drainage and replace existing tarmacadam surface with a Permeable tarmac to aid drainage in this flood risk area.

Works will include;

- Repairs to existing drainage including:
 - Lining drainage
 - Removing tree roots
 - Jetting drainage to remove debris.
- Replacement of existing tarmacadam surface with a permeable surface to aid drainage.

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.

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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 proposal will be matching the existing in 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 are considered essential to maintain use of the playground. Blocked and damaged drainage are reducing the effectiveness of the drainage and causing flooding. The Tarmac surface is defective caused by root penetrations. Proposals aim to clear the blockages and re-level the surface with a permeable solution to aid drainage into the soil so not to add to the overloaded local drainage systems.