

Camden Council

Development Management,
Camden Town Hall Extension,
Argyle Street,
London,
WC1H 8EQ

02 April 2024

Application for planning permission for the installation of Photovoltaics (PV) equipment on the roofs of Fitzjohn's Primary School, 86a Fitzjohn's Avenue, Hampstead, London NW3 6NP.

Heritage Statement for Fitzjohn's Primary School

In the school site there is a heritage category listing.

We will provide:

- An Assessment of the significance of the school building and its heritage listing
- An Assessment of the impact of the proposed installation
- Mitigation of any impact from the proposed installation on the monument

1. An Assessment of the significance of the school buildings

Fitzjohn's Primary School is a community primary School established in 1953, some of its grounds were earlier part of the estate belonging to Royal Soldiers' Daughters' Home.

Fitzjohn's Primary School, 86a Fitzjohn's Avenue

Grade: II

Date first listed: 15-Oct-2002

List Entry Number: 1272435

List Entry Name: Fitzjohn's Primary School

Location

County:_Greater London Authority

District:_Camden (London Borough)

Parish:_Non Civil Parish

National Grid Reference:_TQ 26591 85451

Details

798-1/0/10223 FITZJOHN'S AVENUE 16-OCT-02 86A Fitzjohn's Primary School

II

Primary school. 1856-58 by William Munt for the Soldiers' Daughters' Home, Hampstead. Kentish rag with Bath stone dressings, tiled roof. PLAN: rectangular main block with a gabled extension to rear and a tower at the north-west corner; attached block to the south. Site falls away to the east. EXTERIOR: Main block is double-height over extensive cellars; administrative block to south of three storeys. Main range comprises a five-bay front with buttresses and a central canted bay. To left, a two-storey tower with broached spire, with entrance porch to ground floor, two-light window to first. To right, entrance porch reached via a flight of steps, with a shallow arch beneath a pedimental parapet. Windows consist of trefoil-headed lights set within stone surrounds and mullions: those to the administrative block retain their ornamental cast iron glazing bars and leading, those to main block largely plain-glazed. Modillion cornice to eaves and tower. Administrative block, with openwork parapet in front, is reached via stairs: twin-light windows to each floor: those to basement are plain rectangular; two-light windows with straight, moulded frames to raised ground floor; trefoil-headed to upper floor within arched surrounds. Flank elevation to administration block with a pair of projecting chimney breasts, single light windows to centre. Rear elevation, raised on an arcaded undercroft, comprises a projecting central range with buttresses to the corners: five-light window to gabled east end, three-light windows to sides. Modern extension in south-east angle, with inserted velux lights above. Five-light window to south end of main block. North flank elevation has a three-light window to gabled eastern section, paired lights to centre of ground floor, with two single light windows to upper section behind; tower with slatted belfry openings. INTERIOR: main school room (sub-divided) has an elaborate open scissor-trussed roof, springing from moulded corbels. Two subsidiary classrooms also with scissor-trussed roofs. Deal boarding to lower walls. Administrative block retains its staircase, joinery, chimney-pieces to all rooms. HISTORY: this was built as the school house, with teachers' accommodation attached, serving the (Royal) Soldiers' Daughters' Home, a military orphanage founded in 1855 by Major Powys. The residential block (demolished) stood to the east. The premises were opened by HRH Prince Albert in June 1858. The architect, William Munt, specialised in hotels and military buildings: he was also the designer of the Grenadier Guards Hospital, Rochester Row, Westminster (1859). The present primary school took over the premises in

c.1954. The school has an interesting philanthropic history, is a good example of Gothic Revival school design, and retains an impressive interior.

Sources: Illustrated London News, 12 June 1858, 599-601 (illus.) and 26 June 1858, 638; The Times 19 June 1858.

Legacy

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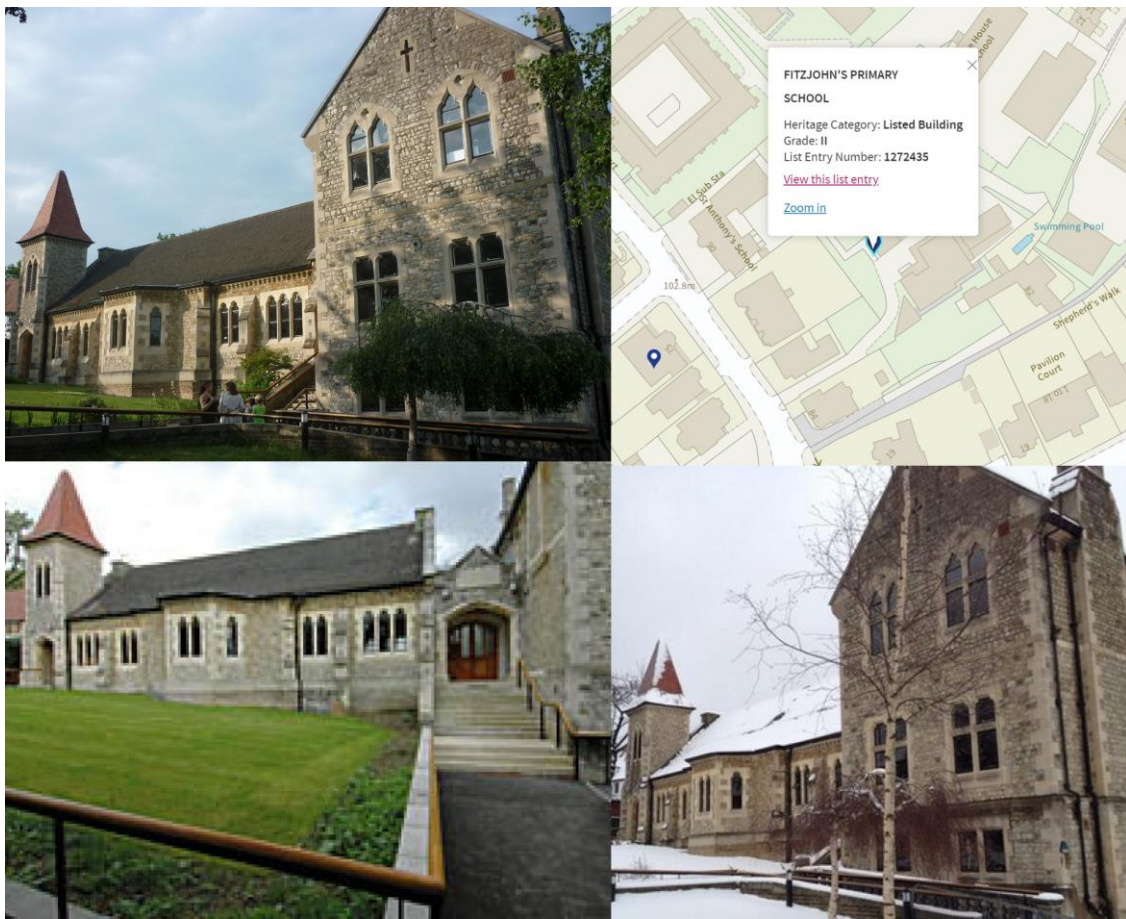


Figure 1: Location and appeal of the Heritage asset

2. An assessment of the impact of the proposed installation

The aim of the proposed installation is to maximise on the opportunity of on-site zero carbon electricity generation using the existing space on the roofs of the school while enabling it to be recognised as an up-to-date learning centre striving towards a better future and empowering its students towards a more sustainable lifestyle. The proposed install is also in line with present day government targets of decarbonisation and drive to encourage installation of solar panels on publicly owned buildings.

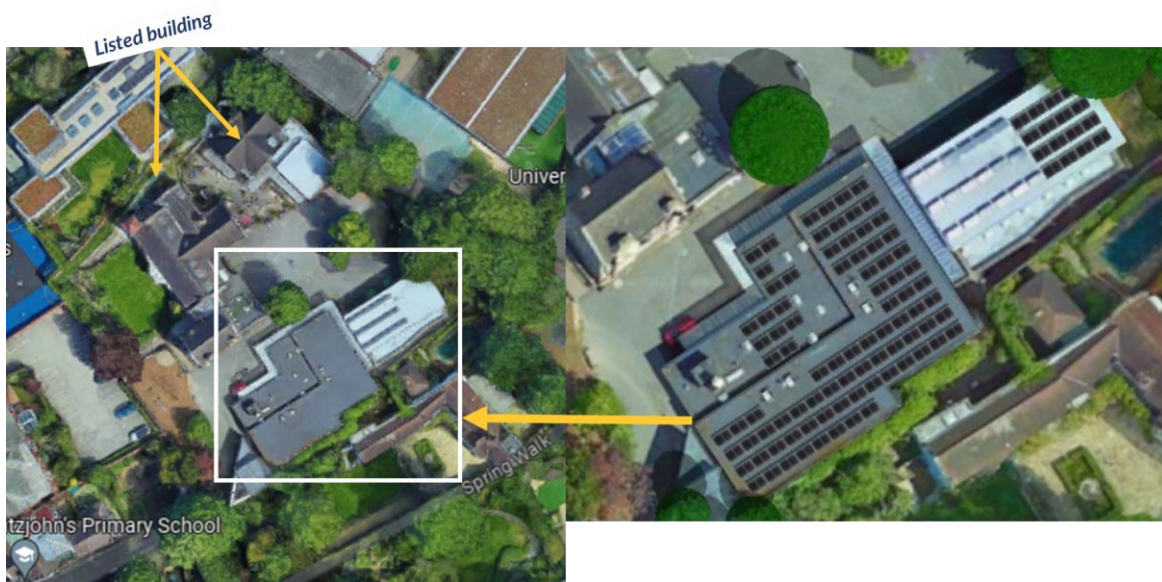


Figure 2: The proposed installation and an aerial view of the roofs

The proposed installation is only considering flat roofs located further south of the heritage assets. The panels will be positioned to the south away from the direction of the building of historic merit and hence will not under any circumstances be detrimental towards it.

3. Mitigation of any impacts from the proposed installation on the listed building

The proposed panels will be positioned south according to the orientation of the flat roof building. The panels are not incident on the listed buildings, they face the opposite direction and as such deter from the existing architectural merit of the building.

It is important to note that the proposed panels will only serve to enhance the school as a modern centre of learning, offsetting their electricity and carbon footprint which would be very beneficial to the school and its residing area. The proposed installation will help the school replace part of their energy needs with a more sustainable on-site alternative and provide context to teaching and learning and as such lend themselves to the aesthetics of the site as a centre of learning.

4. Summary

In summary, the design and appearance of the proposed installation to the existing look of the school will have no adverse impact and will not affect the ambiance created by the existing heritage asset and their architectural merit, or the character of the surrounding area for local residents. In addition, the proposed installation would be in keeping with the character and goals of the school, helping it builds its ambitions to use its buildings and land as a centre of learning and beacon of sustainability and student wellbeing helping decarbonise its activities and reduce its impact on the local environment.

Yours Faithfully,

Ardeh Sarangam

Planning Project Manager
Solar Options for Schools Limited