



## **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**  
**Date: May 2024**

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**Prepared By: Josh Fay BSc (Hons)**

Authorised for Issue:



For and on behalf of Baily Garner LLP

May 16, 2024

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0.1	February 2024	To accompany Planning Application
0.2	May 2024	To accompany Planning Application amendments

# Design Access & Heritage Statement

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

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# Design Access & Heritage Statement

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

### **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 Timber Window Repair 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 school is 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)

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- 2.1.2 A condition survey completed December 2019 identified the deterioration of the existing windows in addition to damp in several isolated areas. The suggested remedy was to repair and redecorate if possible to remain sympathetic to the buildings Listed status.



Figures 2 and 3: Visible deterioration to timber windows

### 3.0 Design

#### 3.1 Description of the Proposal

- 3.1.1 The proposal is to repair timber windows that have deteriorated and are either unopenable, insecure within their frame or require a variety of timber repairs to the main school building. Generally through sympathetic repairs to existing windows, the school building will remain its heritage appearance. Conscious of the building's historical significance and Listed status, the original fabric is to be retained to the largest extent possible. We will also be sympathetically conducting cleaning to the external façade to return it to its original appearance.

Works will include;

- Repairs and redecoration to timber windows.
- Overhaul of sliding sash cords and opening mechanism to ensure proper function. All opening mechanisms will be retained where possible to preserve heritage value.
- External façade cleaning.
- Stone and concrete repairs. All repairs will be sympathetic to the heritage of the building. All repairs will be finished to the existing colour, texture and profile.

#### 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 timber repairs to be undertaken shall be sympathetic in nature. Following the repair works, all windows will be redecorated, therefore no impact shall be had on the appearance of the windows. Should any units be deemed life expired and unable to be repaired a separate planning and listed building consent application will be made to the windows for their replacement with timber units to match the existing in every respect.

### **3.6 Window Repair Method Statement**

3.6.1 Included within this application, is a copy of the proposed methodology for timber care repairs. This is the methodology the contractor will adopt to carry out the works.

## **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 undertake required repairs to prolong the element life and prevent further deterioration of the exiting timber units. Also to increase the natural ventilation and safety from falling from height. The windows if left to deteriorate further will require full replacement and therefore to maintain heritage value repairs at this stage to prolong window lifecycles are required. The alterations are sympathetic to the buildings Listed status. The original windows and frames are generally to be retained; with an overhaul and redecoration. All façade cleaning and repairs will be carried out in line with heritage guidance to ensure maintenance of heritage value.