



DESIGN & ACCESS STATEMENT / HERITAGE ASSESSMENT

Project: CFBL Classroom 108 Alterations

Project Ref: 2303A

Client: Collège Français Bilingue de Londres (CFBL).

Address: 87 Holmes Road, London NW5 3AX

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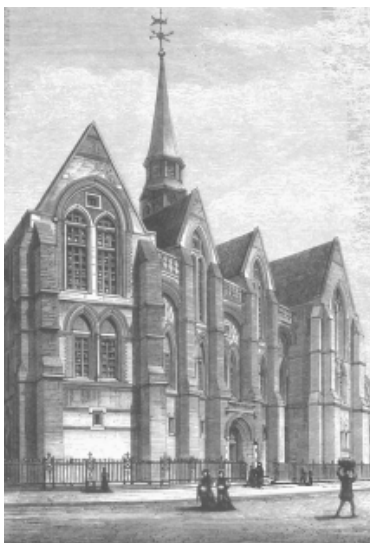
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1.0 Introduction

This Design & Access Statement with Heritage Assessment is for the proposed adaptation of an existing internal classroom (Classroom 108), at first floor level into two separate smaller teaching spaces. This will facilitate better learning resources for the children of the Collège Français Bilingue de Londres (CFBL).

The application is for reinstallation of historic elements that were either removed or blocked in as part of the major works undertaken in the 2010 conversion, restoration and extension of the Grade II Listed Building.

The proposals are framed as minor works which have no adverse impact on the character of both internal and external aspects of the Listed Building.

2.0 Planning and Listed Building Context

The Collège Français Bilingue de Londres is a Grade II Listed Building, set within the Inkerman Conservation Area of Kentish Town. Designed by E.R. Robson, Head Architect of the School Board of London, and built between 1873-4, it has subsequently undergone many changes, alterations and additions. The original 1874 building fronted Mansfield Place (later renamed Holmes Road), and was further extended along Holmes Road toward the George IV Public House in 1891. Later extensions were added along Cathcart Street, and subsequently on Willis Road after World War One.

Following an extended period of dilapidation, the French Education Charitable Trust purchased the site in 2009. Listed Building Consent and Planning Permission were subsequently gained for major renovations and new-build extensions, with the CFBL school opening to pupils in September 2011, with a second phase completed the following year.

Subsequently, in order to further improve and facilitate the teaching, learning and the working school environment, there have been several localised developments which have gained Local Authority approval within the Listed site, including conversion of outbuildings, improving internal teaching space, and providing external covered amenity space. This current application aims to provide more flexible teaching space within the Listed fabric.

3.0 CFBL Brief

The school delivers a bilingual and bi-cultural education, currently teaching the French curriculum to a total of 700 pupils from 63 nationalities. It offers co-education for girls and boys ranging from 3 to 15 years of age, in three educational sections, commencing with the Year 1 ('Maternelle') section for 3 to 6 year olds, the remainder of the Primary school section from 6 to 11 year olds, and the Secondary school section from 11 to 15 year olds.

Although not needing to change the syllabus, CFBL teaching activities are creating extra demand for some smaller internal teaching spaces. These smaller, more intimate spaces will provide more interactive and flexible teaching in smaller cohorts to augment the existing standard classroom module.

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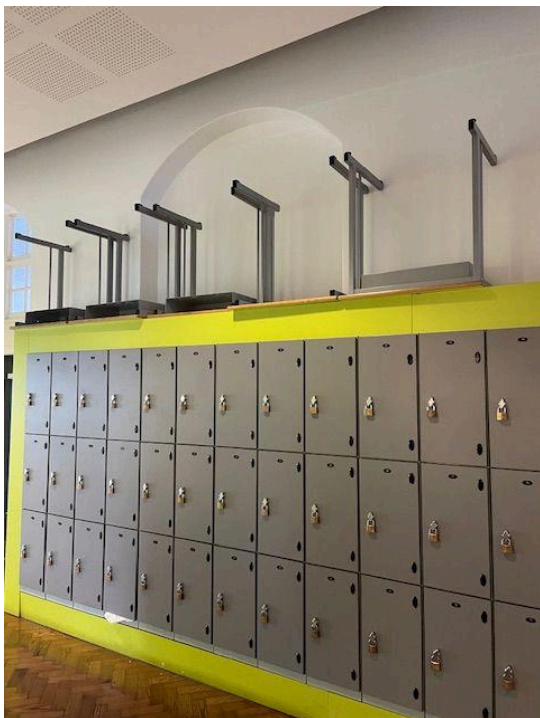
4.0 Existing and Proposed Amount

One existing standard sized classroom (Classroom 1.8 = 51.4m²) situated at first floor level of the main Listed Building facing onto Holmes Road, is identified as being ideal for subdivision into two smaller teaching spaces. Each proposed smaller room (Classroom 1.8A = 24.7m² and 1.8B = 25.4m²) gains independent access off the existing main internal corridor via existing arched openings.

5.0 Impact of Proposed Use on the Historic Asset

The choice of existing classroom identified for subdivision, is made on the basis of not impacting on the nature of use, nor causing any adverse effect on the character of the Listed Building as follows:

- The existing arched classroom entrance providing access from the corridor will be reopened, and restored to match the adjacent arched openings. This opening was blocked off as part of the 2010 redevelopment. (as illustrations below)



Existing infilled arch to reinstate as



Existing adjacent arch with fanlight

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- The reinstatement of a lightweight, non structural partition, positioned identically as a pre-existing partition removed during the 2010 redevelopment will facilitate teaching in two smaller separated private teaching spaces.



Existing classroom to subdivide

- The proposed reinstatement works are non-structural and reversible, and therefore do not impact on the Listed fabric.

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6.0 Detailed Description of the Works

6.1 Arched Access from Corridor

The existing arch will be reopened by careful removal of the 2010 infill, and the existing reveals made good as necessary. The timber fixed glazed fanlight will be reinstated over the entrance doorway into the subdivided room, to match the existing adjacent arched classroom entrance. The loose locker system along the corridor, will need to be reorganised to accommodate the entrance doorway.

6.2 Non Structural Classroom Partition

The proposed full height partition will be reinstated in the position of the pre-existing partition, subdividing the existing standard classroom into two separate private teaching spaces. The partition will consist of a dry lined partition finished in two layers of plasterboard, and infilled with acoustic quilt. The existing dado trunking system for data and comms will be incorporated into the wall finishes to provide maximum flexibility of use.



View of Listed Building fronting Holmes Road

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