



Design, Access Statement Planning Application

Fitzjohn's Primary School
86A Fitzjohn's Avenue
London
NW3 6NP

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

Job No: 35465
Date: August 2024

Design, Access Statement
Planning Application

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Authorised for Issue:



For and on behalf of Baily Garner LLP

Aug 30, 2024

Version	Issue Date	Reason for Issue
2.0	June 2024	To accompany Planning Application
3.0	August 2024	For Listed Building Consent amendments

Design Access & Heritage Statement

Fitzjohn’s School, 86A Fitzjohn’s Avenue, London, NW3 6NP

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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 localized replacement of external fenestration doors and windows, to Fitzjohn's 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 original school building dates circa 1858; designed by architect William Munt, and built as a school house, serving the (Royal) Soldiers' Daughters' Home; a military orphanage founded in 1855 by Major Powys. The main building is formed of Kentish ragstone with Bath stone dressings, with a natural slate tiled roof.
- 2.1.2 The main building (Figure 1 and 2) is double-height with extensive cellars below. The main elevation comprises a five-bay front with buttresses and a central canted bay. To the left is a two-storey tower with broached spire, with entrance porch to ground floor. The 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.
- 2.1.3 The site also comprises several more recent additions (Figure 1 and 3) in the form of single storey flat roof teaching spaces, with a timber clad finish and composite aluminium fenestration.