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

Authorised for Issue:

{{Sig\_es\_:signer1:signature}}

For and on behalf of Baily Garner LLP

{{Dte\_es\_:signer1:date}}

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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## **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.

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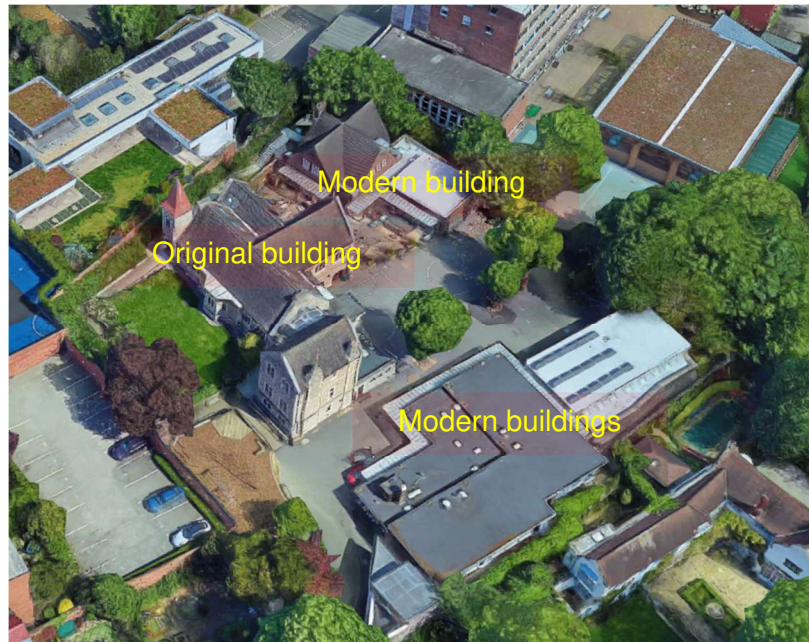


Figure 1: Site aerial, with buildings annotated.



Figure 2: Main building overview

The works proposed are 2no. replacement timber door sets located to the main building as shown in figure 2 above. The doorsets are a security concern for the school as they have undergone numerous poorly conducted repairs over time which has led to the doors becoming beyond repair and with the locking mechanisms ineffective.

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## 3.0 Design

### 3.1 Description of the Proposal

3.1.1 The proposal is to rectify the above issues through replacement, matching the existing in terms of colour, texture and profile.

### 3.2 Existing Use

3.2.1 The property is a primary school, the primary use of which is the delivery of education.

3.2.2 The property is Grade II Listed.

### 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 2no. timber door sets will match the existing in it's entirety. We have appended a Photoschedule of the doors with boxes drawn around every carpentry detail that will be retained on the doors. The structure of how the door has been manufactured will be retained.

3.5.2 The contractor will be instructed to match the timber doorsets in terms of the colour of the timber and the doors will be stained to match the existing. The existing doors are also being retained by the school and therefore a direct comparison on completion would be possible.

## 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 maintenance works to ensure the school stays functional. As above, the alterations are also not visible from any Public Highway and therefore the change has no public impact other than to the school itself.