



Designing our future together

Primrose Hill Primary School  
Heritage Statement



**Heritage Statement in Support of Planning Application at  
Primrose Hill Primary School, Princess Rd, Regent's Park, NW1 8JL**

15<sup>th</sup> October 2024

**CONTROLLED DOCUMENT**

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## Introduction.

This Design Access & Heritage Statement has been prepared by PinnacleESP Ltd on behalf of Primrose Hill Primary School in support of a full planning application for the extension of the external entrance platform and replacement of existing glazed window / screen to form a new visitor entrance.

## 2.0 Context.

The school wishes to re-open an existing access point into the school building. The access point faces Princess Road and would have previously been accessed via steps, which have long since been removed, along with the original access doors and the opening is now infilled with a glazed timber screen.

Re-opening this entrance will benefit the school in terms of internal circulation and available school accommodation.

To provide access to all visitors, it is proposed to replace the existing glazed screen with a glazed timber door and screen in a design complimentary to the existing external doors and raise the existing entrance platform to provide wheelchair access.

The building is Grade 2 listed and the listing details are as follows: -

Primrose Hill Primary School, Princess Rd, Regent's Park, London NW1 8JL

English Heritage List Entry Number: 1139081

County: Greater London Authority

District: London

Grade: 2

Date First Listed: 14-May-1974

Conservation Area: Primrose Hill:

Camden: TQ2883NW PRINCESS ROAD 798-1/75/1350 (East side) 14/05/74 Primrose Hill Infants School (Formerly Listed as: PRINCESS ROAD Primrose Hill Junior & Infant School)

## 3.0 Significance of the Asset.

The following is an extract from Listing:-

Board School, now an Infants School. c1885. By ER Robson. For the School Board for London.

Red brick ground floor (rusticated) and gables; 1st and 2nd floors, yellow stock brick. Stone and red brick dressings. Tiled roofs, steeply pitched with scroll enriched gables terminating in pedimented features. Flemish Renaissance style. 3 main storeys with attics and basements.

Long building with irregular fenestration. Central gabled bay of 4 windows; to left, narrow 2-window gabled bay, wide, projecting step gabled 2-window bay and 2-window bay step gabled on return; to right, recessed 5-window bay, gabled above 3 left

windows and on return, 2-window recessed bay.

Plain stone surrounds to entrances. Mostly transom and mullion effect flush framed windows with gauged brick flat arches. Windows extending into gables, segmental-arched with keystones. Left hand, stepped gable bay with ground and 1st floor windows in shallow round-arched recesses. INTERIOR: not inspected.

The site is a Grade II listed Victorian board school located within The Primrose Hill Conservation area. The appearance of the building is contemporary to the time it was constructed and is the most dominant building on Princess Road. Constructed primarily in red brick with red, brown and glazed bricks forming decorative bands, rounded window arches, parapets and prominent gable features and stone dressing.

#### **4.0 Design.**

The proposals are simple in nature being the reinstatement of new access doors into an existing door opening and the raising of the external levels to facilitate DDA requirements.

The works will include the following: -

- Remove the existing glazed screen and replace with new similar design timber half glazed double doors.
- Remove metal glazed canopy and wiring around existing entrance doors.
- Raise external levels via matching brickwork retaining wall with brick on edge capping.
- Remove and adapt existing metal railing and reinstate above new retaining wall to provide fall protection.
- Retain existing entrance gate to road, lock shut and decorate.
- Retain existing boot scrape recess and protect with railing.
- New paving to match existing brick paving.

#### **5.0 Access.**

The raising of the front platform will provide level access into the building and extend the existing ramped access.

#### **6.0 Impact on the Heritage Asset.**

We believe the proposals will enhance and preserve the Heritage Asset via the use of good quality materials, commensurate with the original, in addition to maintaining the fenestration by matching the style and detailing of the original doors.