



REPORT

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DESIGN & ACCESS STATEMENT

SOUTH HAMPSTEAD HIGH SCHOOL – PASSIVE FIRE SAFETY WORKS

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1.0 INTRODUCTION

This Design and Access Statement supports the Listed Building Consent Application to be submitted to Camden Council for the passive fire safety works (fire stopping and fire door works), within the Grade II Listed building “Oakwood House” within South Hampstead High School for Girls, which is located within South Hampstead on Maresfield Gardens, NW3 5SS. This document is being made on behalf of Girls’ Day School Trust (GDST) and should be read in conjunction with the Listed Building Consent application form and supporting documentation, including the Heritage Statement.

This application relates to a range of internal works required for fire stopping measures to protect the building and bring it up to current fire safety standards. The proposed works include the following:

- Install passive fire protection to building compartmentation at fire resisting lines such as ceiling and floor voids.
- Repair or replace doors along the fire resisting lines.

2.0 PROPOSALS

This Design & Access Statement is to be read in conjunction with the following drawings:

P-002004 - GDST South Hampstead Emergency Lighting and Fire Alarm-Snr 1 Main FF

P-002004 - GDST South Hampstead Emergency Lighting and Fire Alarm-Snr 1 Main GF

P-002004 - GDST South Hampstead Emergency Lighting and Fire Alarm-Snr 1 Main LG

P-002004 - GDST South Hampstead Emergency Lighting and Fire Alarm-Snr 1 Main SF

P-002004 - GDST South Hampstead Emergency Lighting and Fire Alarm-Snr 1 Main Sub & Base

P-002004 - GDST South Hampstead Emergency Lighting and Fire Alarm-Snr 1 Main TF

Passive works will involve remedial works to known heritage fire doors and standard (newer) fire doors within Oakwood House building. The full extent of these remedial works will vary between each fire door, however typically remedial works will include replacement of hinges, replacement/adjustment of door closers, installation/replacement of intumescent strips, easement/adjustment of gaps to a tolerable level surrounding the door (base and perimeter gaps).

Fire Stopping works are to be carried out in line with the fire resisting walls detailed within the fire strategy. Typical passive fire protection works which will be undertaken consist of the sealing of cable and pipe penetrations using ablative coated fire batt and an intumescent mastic, Intumescent pipe collars being fitted to combustible pipe penetrations, intumescent putty pads applied to cable boxes within stud walls. This list is not an exhaustive list of all works which will be undertaken however, it provides an oversight to the nature of the works

3.0 EXISTING SITE AND SURROUNDING AREA

The property is located within South Hampstead, Borough of Camden, North London. The site is predominantly surrounded by residential properties but there is a church situated directly to the North of the site with a hospital also in close proximity.



* Google imagery

South Hampstead High School is located on three sites and comprises of the Senior School and Junior School, catering for pupils between 4 and 18 years old. The Senior School is located on a single site, with the Junior school split between two sites on opposite sides of Netherall Gardens (Nos. 5 and 12). There is an additional sports pavilion (Cumberland Lodge) and sports ground located on another site in West Hampstead. The Senior School comprises of linked purpose-built accommodation and a converted residential building (Oakwood House) and ranges from four to seven storeys in height, including lower ground levels. The most recent and major part of the senior school was built in 2014. Oakwood House is a Grade II listed building of traditional construction.

The following statement is for South Hampstead High School. The site consists of approximately 12,845.00 square meters (GIA). However, this figure includes the two Junior sites of 5 Netherall Gardens and 12 Netherall Gardens as well as the sports ground previously described.

4.0 LAYOUT

Refer to drawings for the layout plan:

South Hampstead Property Pack 16.12.2020 v2 (2)



“Oakwood House” (1) can be seen in the above rendered image.

5.0 MATERIAL CHOICE AND FIXINGS

The project will be administered under a JCT Measured Term Contract 2024. The material choice and fixings will be the responsibility of the appointed contractor. The contractor is yet to be appointed for these works, but the intention is for the appointed contractor to be instructed to undertake fire stopping works on a find and fix basis. Fire Doors have been surveyed in advance of the works being completed to allow this information to form part of this application. Please refer to accompanying documentation 'EL1171 – South Hampstead High School – Fire Door Survey Report' for a full breakdown of the fire door survey data relating to these listed buildings. Please also refer to the 'GDST South Hampstead Listed Fire Door Schedule' which categorises all fire doors into different door types. The following table provides a summary of the fire doors included within this application:

Building	Total NR Replacement Doors	Total NR Repair Doors	Inaccessible doors that require surveying	Total NR Doors
Oakwood House	6	19	9	57
Total NR Doors:				34

Any materials and fixings are to be installed by a UKAS Accredited Third Party Certified contractor who must conform to all manufacturer's guidance and any relevant British Standards including BS8214, BS476 and BS EN 1634. Typical materials will include ablative coated fire batt, intumescent mastic, fire rated plasterboard, timber fire doors, 'CE' marked door hinges, ironmongery and closers.

6.0 HOW THE PROPOSED WORKS AFFECT THE CURRENT SITE

Typically, fire stopping works are limited to concealed areas including above suspended ceilings therefore the proposed passive fire safety works will have no negative impact to the building. However, in some instances works may be required below ceiling or in areas containing a fixed ceiling, in these instances the contractor will be asked to carry out the necessary fire stopping works in a careful and sympathetic manner and avoid applying a fire stopping tag/label so not to alter the buildings aesthetics.

Fire door surveys have been carried out for every door in the proposed scope of works, depending on the outcome of the survey a recommendation to either replace or make alterations to the existing fire doors has been made. Please note these recommendations are based on the condition of the fire door with regards to meeting fire safety compliance. Where doors are considered original and/or of heritage significance these have been clearly highlighted, and remedial works have been recommended to maintain the original fabric of the building. It is our understanding that each fire door within "Oakwood House" will be reviewed as part of this application and any recommended remedial works are to be agreed with the local authority prior to

any works being completed. The proposed works will greatly benefit the school as the overall fire safety will be improved ensuring the school aligns with their existing fire strategy, the works will help the school address any actions from their latest fire risk assessment.

Visually the installations should have little to no impact on the school as, where possible existing fire stopping will be utilised and remain in situ if it appears to be installed to a high level and is free of defect. The repairs to fire doors will also have little to no physical impact on appearance and any elements which require to be changed will be replaced by a similar CE marked replacement. Where fire doors require to be replaced, providing it isn't a heritage door, a new door set will be installed and decorated as similarly as possible to the previous door set. Each individual fire door has been reviewed to determine its significance to the building taking in to account any unique characteristics such as decorative glazing or panelling and if the door appears to be original to the building's initial construction.

The installation timescales are driven by the lead in times, procurement and contractors' availability; however, work is expected to be undertaken within the school holiday periods with works expected to commence as early as Summer 2025 and completion expected by Summer 2026.

7.0 APPEARANCE

All proposed works are internal to the building(s) therefore the buildings aesthetics will not be affected.

8.0 ACCESS

Access into the main school building will not be altered as part of these proposed works. Access internally around the buildings will not be changed as part of these works.