

## STATEMENT OF HERITAGE IMPACT (SOHI)

Statement of heritage impact for:

Fitzjohns Primary School 86a Fitzjohns Avenue Hampstead London NW3 6NP

### Summary of Proposal

Alterations to Existing Undercroft by addition of timber windows and doors within currently open Arches. To form additional teaching space.

### Historic significance of the Building



Fitzjohns Primary School, Primary School. 1856-58 by William Munt for the Soldiers' daughters' home, Hampstead. Kentish rag with Bath stone dressings, tiled roof.

PLAN: rectangular main block with a gabled extension to rear and a tower at the north-west corner; attached block to the south. site falls away to the east.

EXTERIOR: Main block is double-height over extensive cellars; administrative block to south of three stores. main range comprises a five-bay front with buttresses and a central canted bay. To left, a two-storey tower with broached spire, with entrance porch to ground floor, two-light window to first. To right, entrance porch reached via flight of steps, with a shallow arch beneath a pedimental parapet. 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 Modillion cornice to eaves and tower. administrative block, with openwork parapet in front, is reached via stairs: twin-light windows to each floor: those to basement are plain rectangular; two-light windows with straight, moulded frames to raised ground floor; trefoil-headed to upper floor within arched surrounds. Flank elevation to administration block with a pair of projecting chimney breast, single light windows to centre.

Rear elevation, raised on an arcaded undercroft, comprises a projecting central range with buttresses to the corners: five-light window to gabled east end, three-light windows to sides. Modern extension in south-east angle, with inserted velux lights above. Five-light window to south end of main block. North flank elevation has a three-light window to gabled eastern section, paired lights to centre of ground floor, with two single light windows to upper section behind; tower with slatted belfry openings.

INTERIOR: main school room (sub-divided) has an elaborate open scissor-trussed roof, springing from

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moulded corbels. Two subsidiary classroom also with scissor-trussed roof, springing from moulded corbels. Two subsidiary classrooms also with scissor-trussed roofs. Deal boarding to lower walls. administrative block retains its staircase, joinery, chimney-pieces to all rooms. HISTORY: This was built as the school house, with teachers' accommodation attached, serving the (Royal) Soldiers' daughters' Home, a military orphanage founded in 1855 by Major Powys. The residential block (demolished) stood to the east. The premises were opened by HRH Prince Albert in June 1858. The architect, William Munt, specialised in hotels and military buildings: he was also the designer of the Grenadier Guards Hospital, Rochester row, Westminster (1859). The present primary school took over the premises in c.1954. The school has an interesting philanthropic history, is a good example of Gothic Revival school design, and retains an impressive interior. SOURCES: Illustrated London news, 12 June 1858, 599-601 (illus.) and 26 June 1858, 638; The Times 19 June 1858.

*Source: English Heritage*

**Location:** Fitzjohn's Primary, 86A

**Street:** Fitzjohn's Avenue

**Grade:** II

**Reference No:** 798-1-1022391

**Date of listing:** Oct 16 2002

Since the above assessment of the building was made there has been some restoration of the building which included the removal of the sub-divisions of the main school room.



There are also new and refurbished classroom buildings, grouped around a central playground. The previous project was designed by this office; Curl La Tourelle Architects in 2005.



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### Proposed work

The proposed work is to the rear of the main building where there is an undercroft enclosed by stone arches.



### Impact on the existing structure

No demolitions are proposed.

Care has been taken to ensure that the proposed work has minimal effect on the structure of the building and is reversible.

With the exception of the extract duct at the rear, which has to be taken out through the wall. There is no removal of existing stonework.

### Methods and Materials

The proposal is designed not to prejudice alternative solutions in the future. In line with English Heritage 'Conservation Principles Policies And Guidance Or The Sustainable Management Of The Historic Environment' 2008

Damp proofing of existing external walls.

The Walls are stone on the outside and painted brick on the inside.

Delta PT high density polyethylene has been selected as this is sheet material which is fixed to the inner face of the wall before finishes. The advantage being that the wall remains intact beneath, the dimpled surface of the sheet provides an air gap over the face of the wall, allowing drainage of any moisture.

Insulated plasterboard and skim applied over the Delta PT will ensure a warm and dry interior. This build up could be removed to reveal the walls as we see them today.

### New Services

Service runs and installations will be within the new lining and will not be cut into the existing walls or ceiling.

### Ceiling

A new acoustic Ceiling will be required for the teaching space. The Ceiling that was present in 2005 was insulated and covered with a similar boarding during the work at that time, but is still present. The current build up will all remain, the new ceiling will be suspended beneath it.

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### Floor

At present the floor is simply tarmac as the adjacent playground. This will need to be excavated to provide a new floor suitable for a class room and in accordance with the building regulations. The existing foundations will not be altered.

### Doors and Windows

It is proposed that doors and windows be used to close the arches and create an internal space. These would be the most reversible option.

The proposed doors are to match existing timber doors some of which are original so as to be in tune with the character of the building. Ensuring the aesthetic value of the historic structure is preserved.

### Impact on the Place and Setting

A partition at one end of the undercroft will provide an access corridor.

The new space can also be accessed from the playground through the new doors.

The setting is within the playground of the school. Currently the undercroft needs to be barricaded to prevent children accessing it during play time. Therefore the alteration will enhance the use of the building and the way it is perceived by the users. There is no proposal to alter any of the adjacent parts.

The work is within the heart of the school campus and will not impact on the front elevations.

Curl La Tourelle

April 2012