

Primrose Hill School
**Application for
Listed Building Consent**
Design and Planning Statement

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architecture landscape urban design

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Primrose Hill Primary School from Princess Road

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Section A

Listed Building Appraisal

1. Background

Last year, in common with many other councils, Camden experienced considerable difficulties finding sufficient reception places for children in the borough. To meet their statutory obligations Courthorpe Education centre was set up to educate 25 pupils. This was a temporary solution.

At the beginning of 2010 Camden council and the governing body at Primrose Hill Primary school agreed to create an extra classroom to accommodate these students. The student will be admitted to year 1 in September 2010. In order to accommodate this new classroom, a package of improvements and internal alterations is necessary. (See 3, Schedule of Works)

2. History and Character

Primrose hill primary school is a three storey Grade 2 listed Victorian board school (1885). It is located within Primrose Hill Conservation Area. The character of the building is typical to the board school typology. The predominant features consist of:

Red brick and London stock mix envelope, with corbelled brick coursing to the ground floor.

Pitched roof with decorative gable ends.

Large vertical sash windows with muntin bars dividing the glazing into small rectangular panels.

A central spine circulation corridor running the length of the building with rooms located either side.

Generous internal volumes with floor to ceiling heights generally between 4-5 meters.

There are 3 main hall spaces with the existing building.

3. Schedule of works

- The conversion of the 1st floor existing staff room to provide the classroom for 30 year 1 students, including the removal of existing modern staff kitchen
- The conversion of the ground floor existing main hall to provide a new staff room with kitchen and a new corridor space.
- Repair and making good to the walls and floors including existing floor boards

4. Design Principles

The main principles underlying the proposed design is to ensure the existing volumes within the school remain legible and retain their character and coherence. This will be done using with the following careful strategy.

New staff room and corridor

- The insertion of a light weight semi glazed partition to create the proposed staff room. The structure of this screen wall will be in timber painted white in keeping with existing Victorian joinery throughout the building. The new screen will be sympathetic to the existing rhythm and proportion of the space, with clear glazing above eye level to provide borrowed light from the new staff room into the space of the corridor. The glazing will provide a sense of the larger space by keeping visible the existing ceiling, cornices, picture rails and steel beams running through the new spaces. Detailing of the screen will consider proportions and detail of existing glazing, joinery, cornice etc, but will be a distinctly new and secondary element in the space. Careful disposition of colour will be provided in the lower part of the wall by stained birch-faced plywood which will bring a new and particular character to the corridor space. This new corridor will form part of the existing central corridor spine, with the staff room leading off it in keeping with the existing circulation pattern of the building.
- The placing of new light weight timber 'furniture' pieces which will read explicitly, new but secondary. This 'furniture' will house seating, a work unit and a kitchen unit.

New Class Room

- The strategy for the conversion of the new class room is to ensure the new pupils feel fully integrated in the school. This will be done by drawing on the characteristics of the other existing class rooms. These characteristics are:
 - One painted feature wall, with other walls neutral in colour.
 - Built in storage
 - Built in sink with storage
 - Integrated white board
- The strategy also aims to visually tidy-up/conceal some of the existing services on the walls.

5 Protection of existing building during works

As part of the tender the contractor will be asked to provide a method statement how they propose to protect the existing building during the course of works.

Programme

The brief prepared by Camden dictates it is essential the classroom is complete and ready for use by the beginning of the new academic year (September 2010) in order to accommodate the new intake of students. To facilitate this requirement with least disruption to the school works will need to be carried out during the school summer holidays and commence on site at the end of July 2010.



Primrose Hill Primary School, aerial image

Section B

Photographs, Photomontages and Visualisations



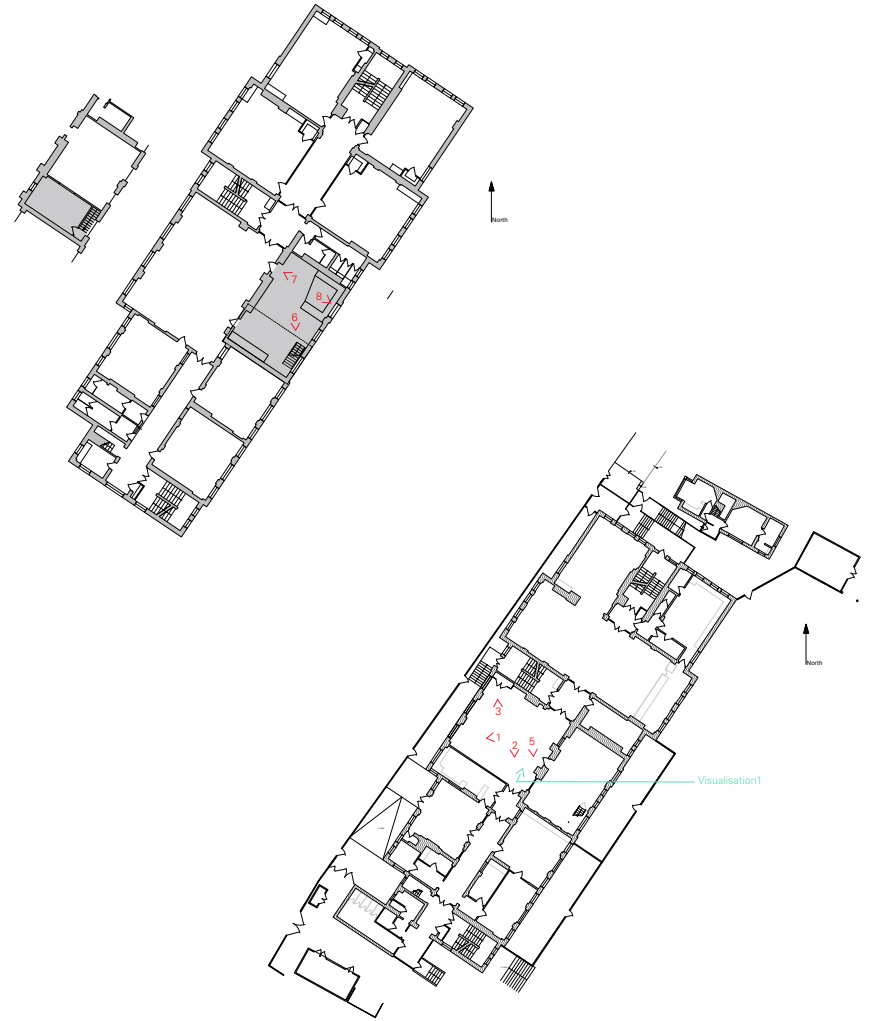
1. Existing Main Hall, looking east



2. Existing Main Hall, looking south



3. Existing Main Hall, looking north



Key Plans (Ground and First)



4. Existing Main Hall, Detail glazed brick dado



5. Existing Main Hall, Detail existing services



6. Existing staff room, looking south



7. Existing staff room, looking north west



8. Existing staff room, looking south east

Precedent and Samples



Precedent, timber furniture Brecknock School, Camden



Sample of stained plywood proposed for furniture. COLOUR
NOT APPLICABLE



Visualisation 1. New corridor space looking North East (see key plan for reference)

Section C

Planning Statement and Drawing Schedule

Planning Statement

As nearly all of the works are internal a planning application is deemed unnecessary. We have been advised the proposed works to the external facade are de minimis.

1. Land classification.

This application does not request a change use.

2. External alterations and 'De minimis'

The only works to the external facade of the of the building will the inclusion of a discrete outlet ventilating the new kitchen and photocopier space. (See section C2) This is a minor item which we have been advised by the Camden conservation department is de minimis.

3. A new connection to the main sewer for grey water is proposed. These works are within the site boundary and are below ground level.

Schedule of drawings

190_EX_001	Location plan and scope of works	1/1250	A3
190_EX_002	Existing plan, elevation Ground floor	1/50	A1
190_EX_003	Existing plans, elevations First floor	1/50	A1
190_PL_001	Proposed plan , elevation Ground floor	1/50	A1
190_PL_002	Proposed plan, elevation First floor	1/50	A1
190_PL_003	Proposed screen, elevation and detail	1/50	A1
190_PL_004	Proposed and Existing external elevation	1/50	A3