

# 3 Assessment of Heritage Significance

## 3.8 Listing Description

### List entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: NEW END PRIMARY SCHOOL

List entry Number: 1322110

### Location

NEW END PRIMARY SCHOOL, NEW END

The building may lie within the boundary of more than one authority.

County

District

District Type

Parish

Greater London Authority

Camden

London Borough

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 19-Dec-1988

Date of most recent amendment: 11-Jan-1999

### Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 477582

### Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

### List entry Description

#### Summary of Building

Legacy Record - This information may be included in the List Entry Details.

#### Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

#### History

Legacy Record - This information may be included in the List Entry Details.

#### Details

CAMDEN

TQ2685NW NEW END 798-1/26/1195 New End Primary School 19/12/88 (Formerly Listed as: NEW END New End School)

GV II

Primary school. c1906. By TJ Bailey and the LCC Architect's Department, Schools Branch. Red brick; front of

yellow brick with red brick pilasters and dressings. Gabled old tile roof with stone capped brick stacks. Edwardian Baroque style. EXTERIOR: 4 double height stories, 4-window range central block flanked by projecting wings of 8 stories and attics with 2-bay facades. 2 semicircular arched entries to centre, with triple keystones, divided by pilaster with scrolled pediment over stone plaque. Central block has brick pilasters with stone triglyph friezes from second floor level to segmental-arched stone frieze beneath moulded stone cornice; tall brick parapet. Red brick flat arches to transom and mullion windows with small panes. Projecting wings have square-headed doorways set in wide stone architraves with bracketed flat hoods. Red brick flat arches to paired 4-pane sashes set between brick pilasters with stone triglyph capitals carrying semicircular arches of Flemish gables with carved stone coping and carved stone oeil-de-boeuf windows. Red brick rear elevation with grouped windows having small panes to centre, the top floor with pediments. Projecting wings have brick pilasters with stone triglyph capitals at angles supporting ashlar piers with shaped cornices flanking large segmental-arched Ipswich windows with tall alternating red brick and stone voussoirs and carved Baroque-style keystones; hipped roofs with segmental dormers and tall finials. INTERIOR: not inspected.

Listing NGR: TQ2648285916

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: TQ 26482 85916

Map



© Crown Copyright and database right 2012. All rights reserved. Ordnance Survey Licence number 100019088.

© British Crown and SeaZone Solutions Limited 2012. All rights reserved. Licence number 102006.006.

The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - 1322110.pdf

This copy shows the entry on 12-Jun-2014 at 12:09:51.

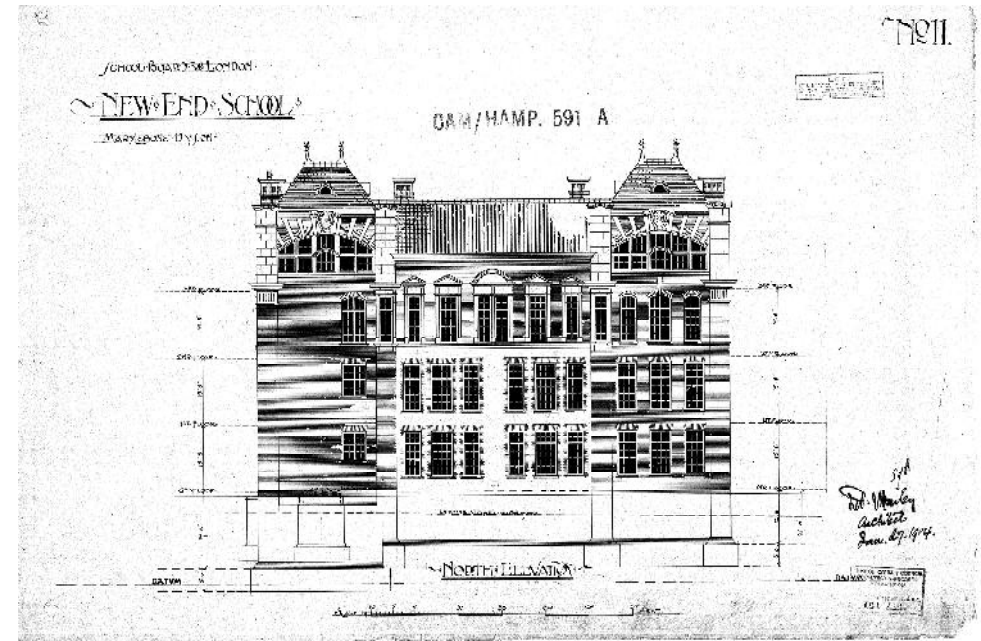
# 3 Assessment of Heritage Significance

## 3.9 Board Schools

New End Camden represents one of the later Board Schools, it was designed by the Architect T J Bailey. In 1904 and completed in 1906.

\*The School Board for London was elected in November 1870 under the terms of the so-called Forster Education Act of that year. It set up a Works Committee (to which the architect was later to report) on 25 January 1871. On 3 May 1871 the Board resolved to erect twenty new schools in the neediest areas. To this end they advertised for an 'architect and surveyor' at a salary of £500 per annum to report on existing buildings which might be taken over, and to deal with "questions of sites, plans, drainage, ventilation, alterations and the like." Edward Robert Robson got the job on the fourth ballot, beating a number of well known architects, on 5 July 1871

\*Victorian Schools in London © 2011 Tim Walder



Elevation—Original Architect's Drawings

# 3 Assessment of Heritage Significance

## 3.10 Significance

The definition of significance given in NPPF is ‘the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. When considering the significance of the site, it is important to understand it in its widest context. As well as the physical attributes, its setting and the associations of both the building and the site are integral.

From the NPPF Paragraph 132: ...When considering the impact of a proposed development on significance .....great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be.....As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification....Substantial harm to or loss of designated heritage assets of the highest significance .....grade I and II\* listed buildings should be wholly exceptional.

- Evidential
- Historic interest
- Aesthetic or architectural interest
- Communal

Heritage values adapted from English Heritage’s ‘Conservation Principles Policies and Guidance’

Value	Sensitivity to Change
<b>Evidential Value</b> Derives from the potential of a place to yield evidence about past human activity, this will include physical remains of past human activity. Their evidential value is proportionate to their potential to contribute to people’s understanding of the past.	The ability to understand and interpret the evidence tends to be diminished in proportion to the extent of its removal or replacement.
<b>Historical Value</b> Derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative.	Historical values are harmed only to the extent that adaptation has obliterated or concealed them, although completeness does tend to strengthen illustrative value.
<b>Aesthetic Value</b> Derives from the ways in which people draw sensory and intellectual stimulation from a place.	While aesthetic values may be related to the age of a place, they may also be amenable to restoration and enhancement.
<b>Communal Value</b> Derives from the meaning of a place for the people who relate to it, or for whom it figures in their collective experience or memory.	Compared with other heritage values, social values tend to be less dependent on the survival of historic fabric.

In Kate Clark’s book “*Informed Conservation*” she makes the comment... “Conservation used to be synonymous with preservation. Yet conservation today is something much more dynamic, which ranges from maintenance and repair, through to finding appropriate new uses when necessary. Conservation..... significance lies at the heart of every conservation action which for the historic environment means the

recognition of a public value in what may well be private property. Historic buildings and their landscapes are significant for many different cultural reasons: for their architecture, for their archaeological significance, for the aesthetic qualities, for their association with people and memories, beliefs and events or simply because they are old.... “

## Defining the significance of New End Primary and the impact of the proposed works

The table below looks at the significance of the site against the criteria from English Heritages ‘Principles of Conservation’

### Assessing Significance

Value	Contribution to Significance	Magnitude
<b>Evidential</b>	The development of the Board Schools is well documented, and the original plans for this school are available. It is unlikely that the proposed works would have a significant impact on the evidential value .	<b>Medium</b>
<b>Historical</b>	The School is recognised as having a historical significance, with its foundations in the Board Schools. It is a good example of its type with its plan form and many of its finishes intact. The works will have little impact on the historic context	<b>Medium</b>
<b>Aesthetic</b>	The exterior of the building is of particular importance both as a statement in its own right but also within the street scene. The proposed works will have little impact on the Aesthetics of the building	<b>High</b>
<b>Communal</b>	The school will have a strong reservoir of memories for , pupils, ex pupils, members of staff , parents, grandparents and the community at large. However the impact of the works will not detract from those memories	<b>High</b>

# 4 Assessment of Impact

NPS have been commissioned by the London Borough of Camden to provide improved sanitary provisions :

## 4.1 External proposals

There are minimal works intended to be carried out to the exterior of the school building. These consist of:

4.1.1 New ventilation extract terminals from the toilet areas, these have been arranged to occur on the side elevations. Care will need to be taken when these are cut in and made good especially to the external brickwork. Care will also need to be taken with the selection of the new terminals with regard to their shape, material and colour .

4.1.2 In areas where new toilets are being provided the existing soil and vent pipe is being replaced with new cast iron pipework. Care will need to be taken not to damage the brickwork whilst either removing or installing the new drainage system. The decoration of the new pipework will be to match the existing.

## 4.2 Internal

The majority of the works are to refurbish the existing toilet spaces. This should add to the longevity of the heritage asset, whilst causing minimal disruption to the historic fabric. If it is proposed that the original sanitary fittings cannot be retained or it is decided they should be replaced, these should be carefully removed and made available to restoration projects.

## 4.3 Lower Ground Floor - No Works

## 4.4 Ground Floor -

4.4.1 Refurbishing the pupils toilet areas, at the East and West end. The majority of the work will be to replace the toilet cubicles and fittings in a new configuration. As these are later replacements with no merit there will be no loss of historic fabric. The present ceiling is to be replaced with new plaster which will allow new services to be hidden within the floor void. The walls are presently painted brick work which are to be covered with a dry lining system, which if carried out carefully should be a reversible intervention causing no permanent damage to the fabric, whilst providing a hygienic and maintainable surface. There is an open gully arrangement to the hand basins, whilst this is an original feature, to provide the number of WC's the layout has been revised resulting in the loss of this element, which is unfortunate, however its loss is not considered to be of major significance.

4.4.2 At the West end It is intended to remove some later boxing and cupboards outside the toilets, these have obscured the original screen. This is seen as desirable and will allow the original floor plan and details to be seen. An allowance has been made to replace the screen to a pattern and detail to match the existing. This is to cover the event that either the screen has been substantially removed or badly damaged. The retention of this feature is desirable and helps to maintain the character of the whole.

## 4.5 Ground Floor Mezzanine -

4.5.1 The works consist of refurbishing the toilets at the East and West end of the building, replacing the sanitaryware, together with drylining the walls as described in the Ground Floor toilets. These works are relatively minor and will help to maintain the heritage asset and cause minimal harm. It is unfortunate that the WC pan at the East end of the building should be removed, as this appears to represent an original fitting, however if it can be taken out without damage for reuse in more protected surroundings this would be an acceptable solution.



Ground Floor Plan



Ground Floor Mezzanine

# 4 Assessment of Impact

Internal (cont.)

## 4.6 First Floor

4.6.1 The proposal is to refurbish the pupils toilet area to the West and replacing the later toilet cubicles is considered not very contentious. The works are very much as those described on the lower ground floor, with the exception that the intention is to refurbish the glazed screen between the toilets and the corridor. At the Eastern end the work will include replacing the modern sanitary fittings with new and a general refurbishing of the space. The Kitchen Store is also to have a light refurbishing. All of these works will have little general impact and will leave the building intact but refreshed.



First Floor Plan

## 4.7 Mezzanine floor

4.7.1 There are few works which occur on this floor other than the introduction of a service duct, which should have little impact on the historic fabric.



First Floor Mezzanine Plan

# 4 Assessment of Impact

Internal (cont.)

## 4.8 Second Floor -

3.8.1 This is a repeat to works as described on the First floor to the West end of the building, which is a general refurbishment of the toilet areas. However on this floor it applies to both the East and West end. The works will help to maintain the building in good order with the minimum loss of historic fabric.



Second Floor Plan

## 4.9 Second Floor Mezzanine

4.9.1 This repeats the general refurbishment of toilets areas but to the single toilet at the East end of the building. Again it helps to set the building in good order and to continue its use.



Second Floor Mezzanine

# 4 Assessment of Impact

Internal (cont.)

## 4.10 Third Floor

4.10.1 To the West end the classroom will refurbished with a plant room formed in part. To the East the toilets will be refurbished in the same way as described elsewhere. Neither of these groups of works will result in the loss of substantial amounts of historic material and should leave the building in better condition.



Third Floor Plan

# 4 Assessment of Impact

## 4.11 Conclusion to the Impact Assessment

Under NPPF there is a need to understand the level of harm that will be impacted on the scheme by these proposals.

NPPF para 133 states:

'where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

The nature of the heritage asset prevents all reasonable uses of the site; and  
No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and  
Conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and  
The harm or loss is outweighed by the benefit of bringing the site back into use.'

NPPF para 134 states:

'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.'

Conclusion

The refurbishment of the toilets together with the new vents and soil and vent pipes, will result in minimal harm to the Heritage asset. But will better allow the school to function for its intended purpose, and help to ensure it's continued existence and contribution for the community benefit.



# 5 Bibliography

Venice Charter 1964 from - The Second International Congress of Architects and Specialists of Historic Buildings

Burra Charter (Australia) 1991 from Australia ICOMOS Charter for the Conservation of Places of Cultural Significance 1979

Conservation Principles Policies and Guidance for the Sustainable Management of the Historic Environment - English Heritage

Conservation Plan Guidance - Heritage Lottery Fund 2012

Heritage Statements - Lake District National Park

Greater London Historic Environment Record

# 6 Existing Drawings

## List of Existing Drawings

13259-101-3\_B1 First Basement Plan  
13259-101-3\_B2 Second Basement Plan

13259-101-3\_G Ground Floor Plan  
13259-101-3\_G\_M Ground Floor Mezzanine Plan

13259-101-3\_1 First Floor Plan  
13259-101-3\_1\_M First Floor Mezzanine Plan

13259-101-3\_2 Second Floor Plan  
13259-101-3\_2\_M Second Floor Mezzanine Plan

13259-101-3\_3 Third Floor Plan

13259-101-3\_E\_A0 Elevations  
13259-101-3\_E\_A1 Elevations

13259-101-3\_S Sections

13259-101-4\_G Ground Floor Plan  
13259-101-4\_R Roof Plan  
13259-101-4\_E Elevations  
13259-101-4\_S\_Prelim Sections

# 7 Proposed Drawings

## List of Proposed Drawings

13-1-1012-BAS-PL-A-012 Site Plan

13-1-1012-BAS-PL-A-051 Year 6 Independent Learning Centre, Ground, First and Second Floor Plans

13-1-1012-BAS-PL-A-052 Proposed Lower Playground Level Floor Plan

13-1-1012-BAS-PL-A-054 Proposed Ground Floor Plan

13-1-1012-BAS-PL-A-055 Proposed Ground Floor Mezzanine

13-1-1012-BAS-PL-A-056 Proposed First Floor Plan

13-1-1012-BAS-PL-A-058 Proposed Second Floor Plan

13-1-1012-BAS-PL-A-060 Proposed Third Floor Plan

13-1-1012-BAS-SE-A-150 Section AA

13-1-1012-BAS-SE-A-151 41 New Court Sketch Elevations