

CHRIST CHURCH HAMPSTEAD CE PRIMARY SCHOOL REFURBISHMENT AND ALTERATIONS - DESIGN AND ACCESS STATEMENT
-REVISION A



New Listed Building Consent and Planning Application for Christ Church C of E Primary School – replacing existing consent 2014/5699/L +P- Christ Church School Listed Building Consent

ADDENDUM

On the 4th November 2014 Christ Church Primary School received Planning and Listed Building Consent to carry out alterations and refurbishment works to the school building and the external landscape as described by the planning applications 2014/5338/P+L.

The general outline of this consented proposal is to:

- Create a new mezzanine level classroom in the south wing (including the adjustment of the south wing windows),
- Create a new classroom and administration rooms from the current hall,
- Relocate the kitchen to the current ICT room,
- Create a new hall in the northern end of the school (by decanting the 2 existing classrooms to the two new classrooms and by relocating the current dividing screen),
- Enlarge the openings between the spaces of the Reception classroom,
- Form of a new passageway and reception lobby linking the north and south playgrounds thereby providing level access to the whole school site,
- External works including a new entrance gate to Christchurch Hill, a new and separate gate, railings and entrance steps to the private flats from Christchurch Passageway and the resurfacing of the current playgrounds,
- The replacement of windows throughout the school,

The Design and Access Statement that follows this addendum is that of the previously consented scheme. The changes described immediately below identify point-by-point where the new application differs.

It remains the intention of the school to carry out the full works as described by this consent. Unfortunately the school has not received the full funding to complete the scheme in one stage and will instead embark on works that will constitute the first phase of the overall scheme, allowing the full scheme to be completed in the future. We are submitting a new listed building and planning application because the partial completion of the currently consented scheme also requires us to make some minor changes to the design (which are not omissions). Further to this we are using the new application as an opportunity to submit further detailed information and drawings of items that are conditioned under the current consent thereby avoiding the need to discharge them at a later date.

We have included in this application the following drawings:

- Existing Drawings,
- Proposed Drawings - Consented,
- Proposed Drawings – New Application,

The submitted drawing issue sheet makes clear which new proposed drawings supercede the previously consented one.

We are submitting this addended Design and Access Statement along with: a revised Heritage statement (inc stonework method statement); revised Engineer's and M+E reports and a tree survey; which incorporates the revisions to the proposals.

The submitted scheme differs from the previously consented scheme as follows:

Omissions from the consented scheme (i.e left as existing for the time being):

- The kitchen and hall are retained in their existing location and are not transformed into a new classroom and admin rooms. The admin spaces in the North Block are therefore also retained in their existing location,
- The classrooms in the northern end of the school are retained in their existing location (including the dividing screen) and not formed into a new kitchen and main hall,
- New Link porch (0.17) is omitted,
- Door from the Yr3 classroom (0.18) to the northern playground is omitted,
- New dormer window to the south wing mezzanine classroom is omitted,
- External storage wall and porch by new Christchurch Hill entrance is omitted,

Amendments to the consented scheme:

- Hall Timber Floor: Previously the hall was to become a new classroom and admin spaces and was to be carpeted. Now that the hall remains in its current location we will need to replace the existing timber floor boards as they are in a very poor condition, can no longer be sanded and are dangerous to the children (splintering etc.) The floor finishes proposed throughout the school are a like-for-like replacement.
 - o DWG: 537_I250/I260_Floor Finishes Proposed
- The existing folding dividing screen that currently separates the reception classroom from the assembly hall is folded back into its open position.
 - o DWGs: 537_Consented_P060(Existing)/537_Consented_P160(Proposed)/537_I700.
- Reception Lobby: The existing hall will stay where it is for the time being. The retention of the hall in its current location means the reception desk must remain located within the entrance lobby. This lobby is reorganised with a new-open reception desk.
 - o DWGs: 537_Consented_P060(Existing)/537_Consented_P160(Proposed)/537_I700.
- South Wing WC: A new accessible WC was previously located where the existing kitchen is. As the kitchen is now no longer being relocated the new accessible WC has been located in the reorganised WCs of the South Wing.
 - o DWGs: 537_Consented_P050(Existing)/537_Consented_P150(Proposed)/537_I600
- Yr 3 Classroom (Room 0.18): The hall (which is noisy) is remaining where it is. We have introduced an acoustic (yet independent screen) to the classroom side of the existing screen. This new lining is structurally independent of the school and reversible. We have also introduced a dividing partition to the room to form two group rooms. The existing doorway is re-opened to allow access to the southern half of room 0.18.
 - o DWGs: 537_Consented_P060(Existing)/537_Consented_P160(Proposed)/537_I700.
 - refer to 537_2210 for details of partition/screen
- External lighting: the new application includes external lighting in a number of discrete locations. Refer to DWG 3450/3500 for overall plans of lighting including the M+E consultants attached external lighting plans and lighting schedule
 - o Recessed lights to inside of the buttresses of the new Christchurch Hill entrance and pavement lights to waiting area
 - refer to M+E external lighting drawing and SCABAL DWG 3010/3450
 - o Lighting to External Canopy
 - refer to M+E external lighting drawing and SCABAL DWG 3230/3450
 - o Recessed lighting to steps to private flats
 - refer to M+E external lighting drawing and SCABAL DWG 3100/3500

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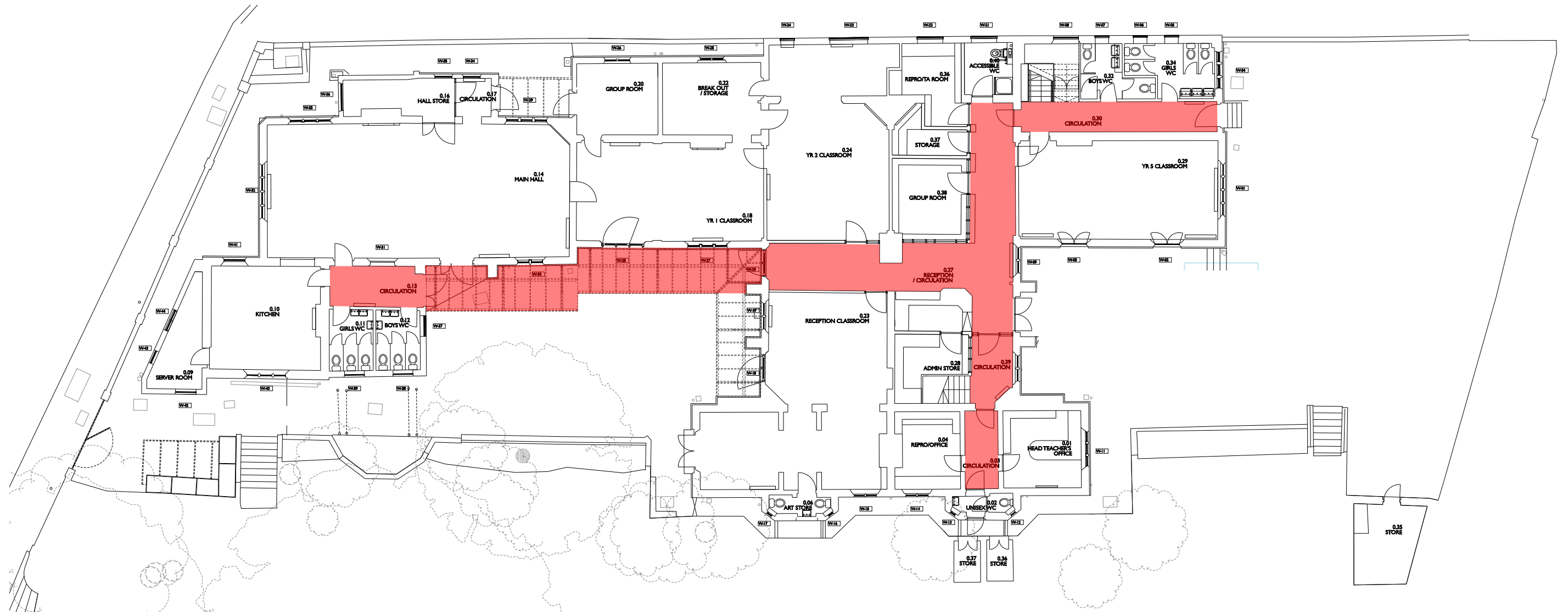
- o Lighting to coal store passage
 - refer to M+E external lighting drawing and SCABAL DWG 3500
- o Lighting to main entrance steps. These are currently unlit and dangerous to negotiate at night. The proposal is for a strip of LED lights tucked under the overhang of the coping to the stair side walls.
 - refer to M+E external lighting drawing and SCABAL DWG 3500
- o Replacement of existing south playground area floodlights with new area luminaires in existing location.
 - refer to M+E external lighting drawing and SCABAL DWG 3500
- New External Condensor for new classroom cooling
 - o In hidden valley location on roof currently occupied by 2 existing condensers
 - refer to M+E drawing 3801 and SCABAL roof drawing DWG 1120

Further detailed information addressing previous consent conditions (refer to Decision notice 214/5699/L – 07/11/2014):

- 4a) Details of new street gate and railings at 1:10/1:1
 - o Refer to DWG 3010
- 4b) Details of new passage gate and railings at 1:10/1:1
 - o Refer to DWG 3100
- 4c) Details of method of cutting out stone mullions and new stone mullions at 1:10
 - o Refer to method statement and DWG 2510
- 4d) Details of Ground surface coverings for playgrounds and new level entrance
 - o Refer to DWGs 3450/3500
- 4e) Details of louvered kitchen vent
 - o No longer applicable as kitchen remaining in current location
- 4f) Plan, elevation and section of new steel door
 - o Refer to DWG 2605/2610

The remainder of this Design and Access Statement is as the consented version except for the perspective drawing on page 19 which has been altered to reflect the consented scheme.

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“This north-south route crosses the main body of the school in a newly created passage and the remaining existing hall space is reconfigured to provide group and admin spaces along a route with, at the crossroads, a new generous reception located centrally in the heart of the whole school. This reception desk is pivotal and accessible from both north and south playgrounds, leading to the two existing mezzanine classrooms directly above and to the two classrooms in the south wing and towards the head teacher’s office in its current location.”

DESIGN AND ACCESS STATEMENT

BRIEF

- EXPANDING INWARDS
- FUNDING

THE EXISTING SCHOOL

- THE SCHOOL SITE
 - Access
 - Safeguarding
- THE SCHOOL BUILDING

To be read in conjunction with the following application documents:

Heritage and Impact Statement
Structural Engineering Report
Mechanical and Electrical and
Public Health Statement (inc Noise/
Vibration/Vent Statement)
Arboricultural Tree Report
Architectural Drawings and Images

STATUTORY AND COMMUNITY CONSULTATIONS

THE PRIMARY SCHOOL REMODELLED AND RESTORED

- UNIVERSAL IMPROVEMENT
- SCHEDULE OF WORKS / INTERVENTIONS
- DESCRIPTION OF INTERVENTIONS
 - South Wing
 - Central Block
 - North Wing
 - Main Hall Block and Kitchen
 - External Works
 - Windows and Window Schedule

BRIEF

Christ Church is a one-form entry primary school, admitting 27 children in each year group from Reception to Year 6, a voluntary-aided Church of England School with close links to the parish church of Christ Church next door.

Housed in an early 19th century school building that has been altered and extended during Victorian times and on into the 20th century, the school in almost every respect is small, with the classrooms, the hall, the kitchen and the playgrounds falling well below BB99 area guidelines. Further to this basic shortfall the range and quality of the indoor and outdoor learning spaces are limited by the current configuration of the existing school building and playgrounds.

All the classrooms are very small, (at around 42m² the average classroom is 25% below BB99 recommendation of 56m²), there are too few group rooms, inadequate staff support space and very little accessible storage and almost no kitchen at all. The school is also in need of urgent repair and widespread general maintenance.

EXPANDING INWARDS

Previous work has examined the possibility of expanding the school buildings. The building itself is undersized but the playgrounds even more so. Extending the internal space by addition of new buildings would further decrease the available external and play and learning environment. The project identifies that significant space can be found and opened up inside the existing school and in doing so will enhance and reveal the buildings layers of architectural qualities in tandem with improving its educational provision.

So the aim of this project is to make improvements that transform the whole, by moving things around and making piecemeal interventions and expansions of different scales throughout the school but only within its existing profile and as far as the budget allows.

The primary move is the provision of two additional classroom spaces, one made by forming a new mezzanine in the south wing, the other by reinstating the original dividing wall in what is currently the unsatisfactory hall space. These allow a new hall, substantial and uniformly high, to be created in the north wing of the school, the original 19th century infant's school addition. By decommissioning the now redundant ICT space, a new larger kitchen is created alongside, directly connected to the hall for serving lunches and near to school's only minimal street frontage for easy delivery access.

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Key to this reorganisation of the school is the addition of the external patent glazed canopy to the north playground which creates the covered linear route from north to south. Detailed to be structurally entirely independent of the physical fabric of the school building its glazing and form is designed in keeping with the existing rhythm of the elevations.

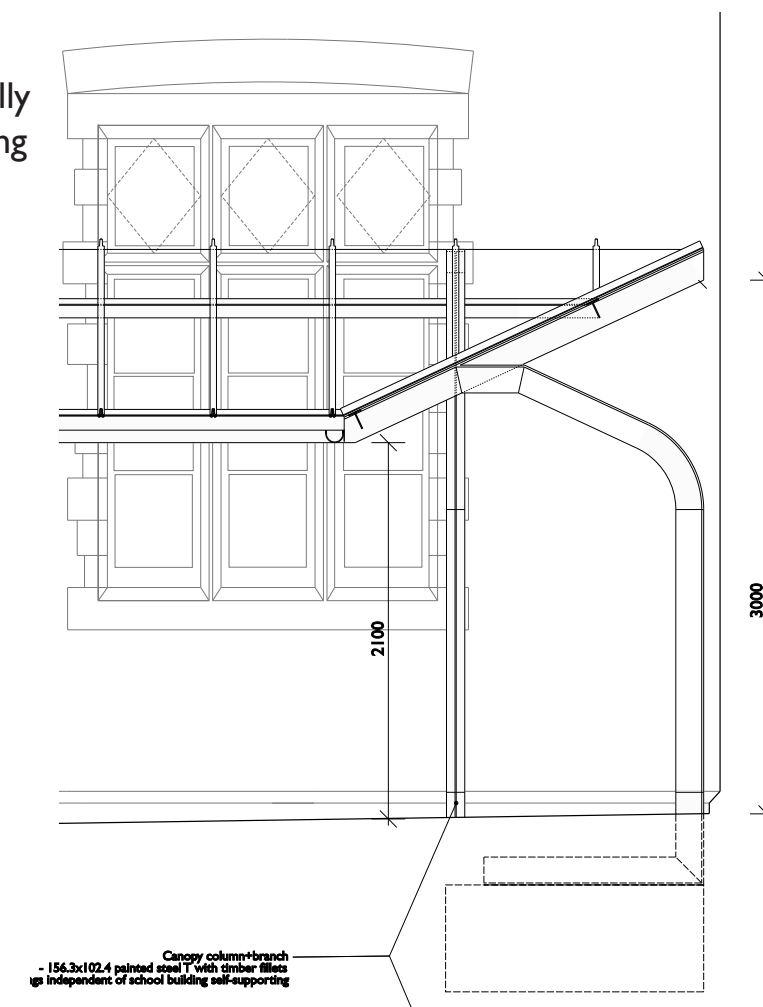
The available useable floor area of the school building will only increase by 56m² but the school's useability will be significantly enhanced all round. The school as a whole on this site will not be able to meet BB99 Area Guidelines as it was not felt necessary to provide a full comparative area schedule.

FUNDING

The project will be paid for by a combination LB Camden CSF funding for school condition and suitability works, LCVAP funding devolved through the school owners, the London Diocesan Board for Schools and from monies raised by the school governors.

A significant portion of the budget will be spent on repairs to the existing school fabric, including stone and brickwork and upgrading or replacing the windows.

Significant improvements to the playgrounds are also envisaged but presently fall outside the available budget.



Key to this reorganisation of the school is the addition of the external patent glazed canopy to the north playground which creates the covered linear route from north to south. Detailed to be structurally entirely independent of the physical fabric of the school building its glazing and form is designed in keeping with the existing rhythm of the elevations.

THE EXISTING SCHOOL

THE SCHOOL SITE

Christ Church School is a Grade II listed building which is also located within the Hampstead Conservation Area. It makes a large contribution to the character of the steep urban fabric and topography surrounding it, bounded by housing to the east and a higher level passageway, Christchurch Passage, to the West. The only vehicular street running past the school is Christchurch Hill to the north.

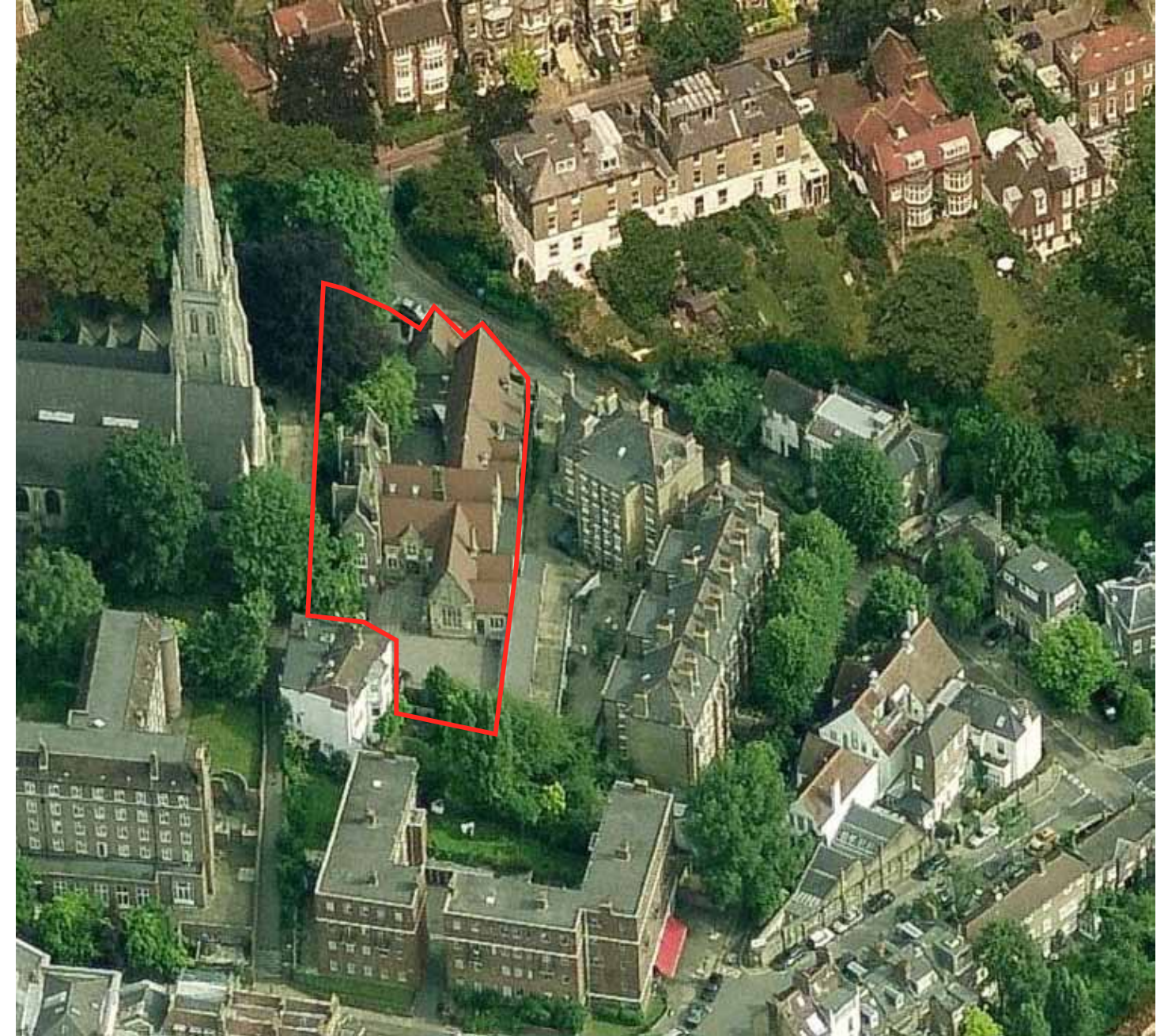
ACCESS

The existing site, being on a steep hill and effectively land-locked from any public road, currently has no level access from the surrounding townscape, only two steep stairs from Christchurch Passage, itself only accessible with stairs (except through the church car-park). Level access from Christchurch Hill to the school as a whole will be provided for by the provision of a pedestrian gate cut into the existing wall with a section of railing to promote good sightlines. This arrangement will allow the school to welcome children and parents here and to facilitate deliveries directly from Christchurch Hill, though the main entrance to the school will continue to be from the south gate leading off Christchurch Passage, above the junior playground. Wherever possible all new interventions provide level access to the school rooms.

SAFEGUARDING

Currently the south gate leading off Christchurch Passage, above the junior playground, shares access to the flats above the school used by people, who are not necessarily part of the school community. To improve security a new gate situated along Christchurch Passage will provide discrete access to the flats above the school building. This is an important part of the school's brief as the separation of the entrances will allow the existing gates to be solely used by Christ Church School.

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Left: Aerial view looking south
Right: Aerial view looking north

Most routes through the school pass directly via the hall which is unsatisfactory, particularly if it is in use.

THE SCHOOL BUILDING

A detailed description of the existing fabric of the school building itself and its historic significance along with the extent of the alterations throughout time is clearly described in the Heritage Statement provided by Malcolm Fryer Architects in conjunction with which this statement is to be read.

The school building has been developed in a number of phases. The original block which comprised the boys and girls school were inaugurated in 1855 and 1856 respectively. Designed by WG and E Habershon the two schools were split symmetrically into two halves through the middle of the block, the boy's school to the south with its own yard and the girl's school to the north. In 1866 an Infant School was added adjacent to the girl's school which is referred to as the current north block. It primarily comprised a single tall volume which it is proposed becomes the new main hall of the school. In 1888 a further series of additions were built, an extension of the boys classroom to the south and a new infant classroom to the north-west of the existing infants schoolroom.

Throughout the Twentieth Century further extensions were built including extensive internal remodelling during the 1970s and 80s, primarily the conversion for use by the school of the lower school house rooms (currently admin rooms and head teachers office) and significantly the insertion of mezzanines over the original girls' and boys' schoolrooms to create further teaching spaces.

The current spaces within the school have the distinct feeling of the makeshift, which is emphasised by the lack of clear movement/circulation through the building.

The main entrance to the building from the southern playground leads directly to the school hall which also becomes the point of orientation. Most routes through the school pass directly via the hall which is unsatisfactory, particularly if it is in use. The relocation of the main hall and the re-establishment of a clear route through the school that links the teaching spaces hierarchically is key to any further remodelling.

Further to this basic shortfall the range and quality of the indoor and outdoor learning spaces are limited by the current configuration of the existing school building and playgrounds.

The school is also in need of urgent repair and widespread general maintenance.

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Above: Northern Playground

Below: Southern Playground



STATUTORY AND COMMUNITY CONSULTATIONS

PRE-APPLICATION ADVICE

A formal pre-application process was carried out with Alan Wito of the London Borough of Camden over the Summer of 2013, looking at the various development opportunities across the site. From this process, it became clear that due to tree and playground size requirements, there was no feasible opportunity for development within the grounds, and that improvements would need to focus on the existing built volume. Further formal advice provided by Alan Wito on 20.08.13 included:

“Improved entrance and circulation

Access to the school is only possible from Christchurch Passage which involves travelling up and down flights of stairs. This is clearly not desirable in terms of providing an accessible school to all including deliveries, pupils and parents with prams. The proposal is to make an opening in the boundary wall facing onto Christchurch Hill. The wall itself is constructed from weathered London stock bricks and it undoubtedly contributes to both the special interest of the building and the character and appearance of the conservation area. The insertion of an opening in the wall would harm both of these but this would be considered “less than substantial harm” as defined in the NPPF. Therefore this could be balanced against the public benefits of the proposals. Subject to the design proposed a case could be made that the public benefit could outweigh the harm.

Presently the only way to get access between the two playgrounds is by a narrow circuitous passage which is difficult to use with prams. In this context the proposed link between which will involve alterations to windows seems reasonable, subject to the design of the new doors. Previously altered windows (which have been changed to doors) which are no longer required should be reinstated.

Increased Hall Size

The option set out offers an improvement to the school and to the public/visitors appreciation by better restoring and revealing the proportions of the hall.

Additional comments regarding the impact on trees

The most important trees here are the Horse Chestnut (001), the Purple beech (002) and the Sycamore (006). The Cherry (004) is also a nice tree but less important as it is smaller, less visible and closer to the end of its safe useful life expectancy. The root protection area (RPA) is off site and unlikely to be affected. The root protection areas of the other three trees extend well into the site and would be particularly affected by elements of Strategy 1 unless very careful planning were undertaken to avoid conflict between the structures and the tree roots. While it is possible that there are existing barriers to the roots this has not been demonstrated. I would recommend avoiding this strategy, however it may be feasible if further investigation is undertaken such as trial pits looking for roots demonstrating roots are not present or a no dig strategy is employed for buildings in this area."

This pre-application advice led the design team to more strongly consider alterations to the existing buildings over any substantial development within the grounds. Following this, SCABAL have engaged in discussion with the school, its governors and the LDBS, and have altered and refined the design approach that has led to the scheme proposed.

OPENING EVENING

An 'Open Evening' was widely advertised to neighbours, pupils and other Stakeholders (Christ Church PCC, The Heath and Hampstead Society, Vic Soc etc) and was held on January 22nd 2014, Display boards of the proposals were prepared. While attendance numbers were lower than hoped, those who attended were wholly supportive of the proposed improvements, particularly the new level access from Christ Church Hill, a more usable and accessible school hall and the improved student circulation (removing the current 'tunnel'. No negative comments were received.

*Below: model of canopy structure by
SCABAL work experience assistant*



THE PRIMARY SCHOOL REMODELLED AND RESTORED

UNIVERSAL IMPROVEMENT

The aim is to maximise the effect of the available funds on the life of the whole school, by improving, refreshing and upgrading as much of the school as possible. With the limited budget this is made more possible by not building extensions beyond the existing profile of the existing building.

Smaller significant alterations include moving the existing internal passage running north-south to the outside of the building allowing the classroom in the middle of the building to be enlarged and group rooms to be created.

This north-south route crosses the main body of the school in a newly created passage and the remaining existing hall space is reconfigured to provide group and admin spaces along a route with, at the crossroads, a new generous reception located centrally in the heart of the whole school. This reception desk is pivotal and accessible from both north and south playgrounds, leading to the two existing mezzanine classrooms directly above and to the two classrooms in the south wing and towards the head teacher's office in its current location.

Wherever interventions are made and the fabric of the school adjusted, the opportunity to make improvements more interpretively in line with the original Victorian character are taken and inappropriate low quality 20th century interventions can be addressed and improved. Where possible ground floor classrooms are made directly accessible to the playgrounds in which they sit, by making existing windows into doors, expanding the perceptual and useful size of both inside and outside and combining circulation space with play space.

Overleaf is a schedule that describes the interventions proposed followed by more detailed individual descriptions.

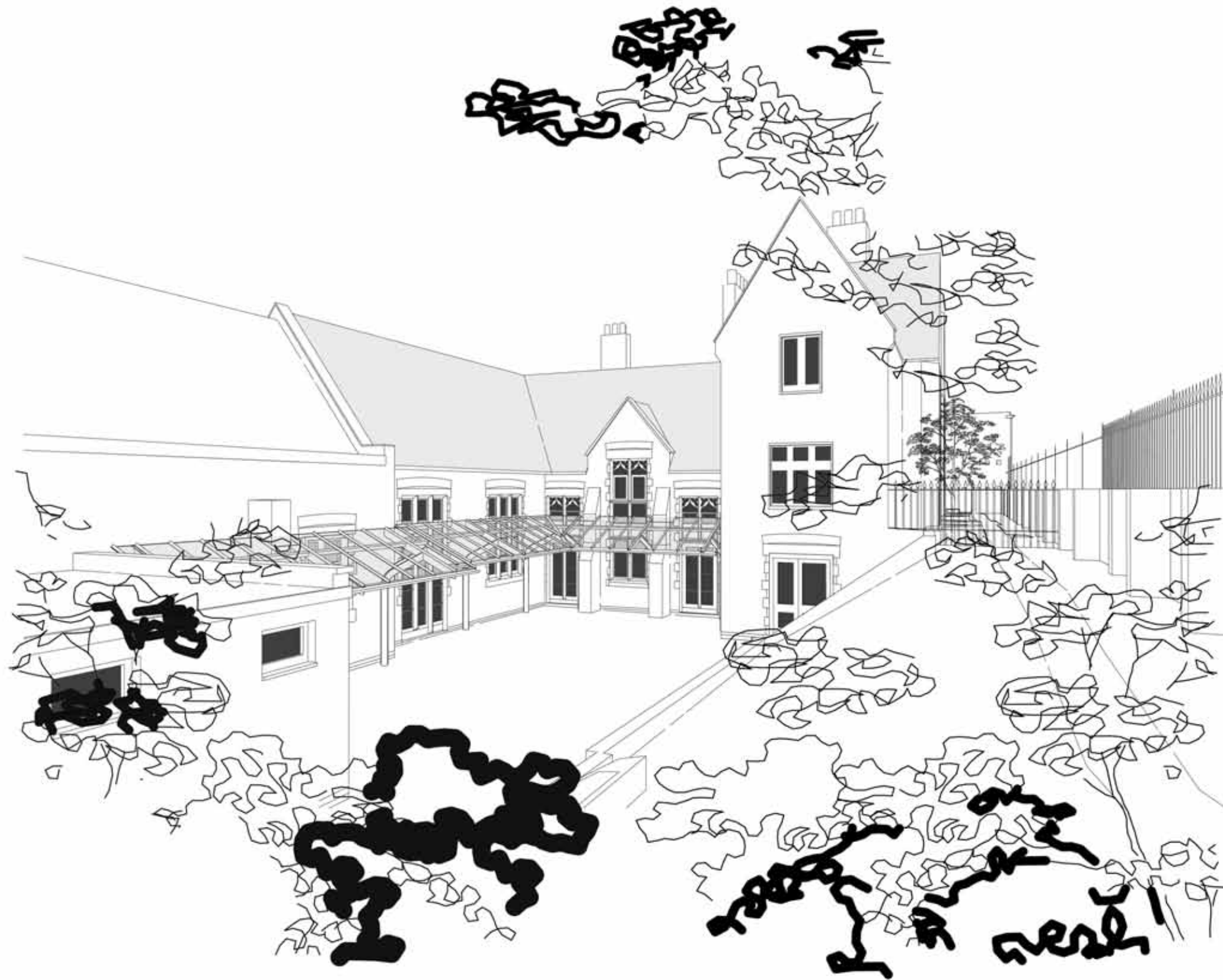
This planning and listed building application is also for the complete replacement of all the windows in the school. In a number of circumstances it is proposed to convert a window into a door or in the case of the south facing gable window, to enlarge the existing window to accommodate and illuminate the mezzanine classroom. However, due to the poor condition of the existing window frames throughout the entire school it is proposed in all other cases to replace the frames like-for-like and to use the opportunity to upgrade the glazing from single to Slimlite heritage double glazing.

A full window schedule is included at the end of this statement.

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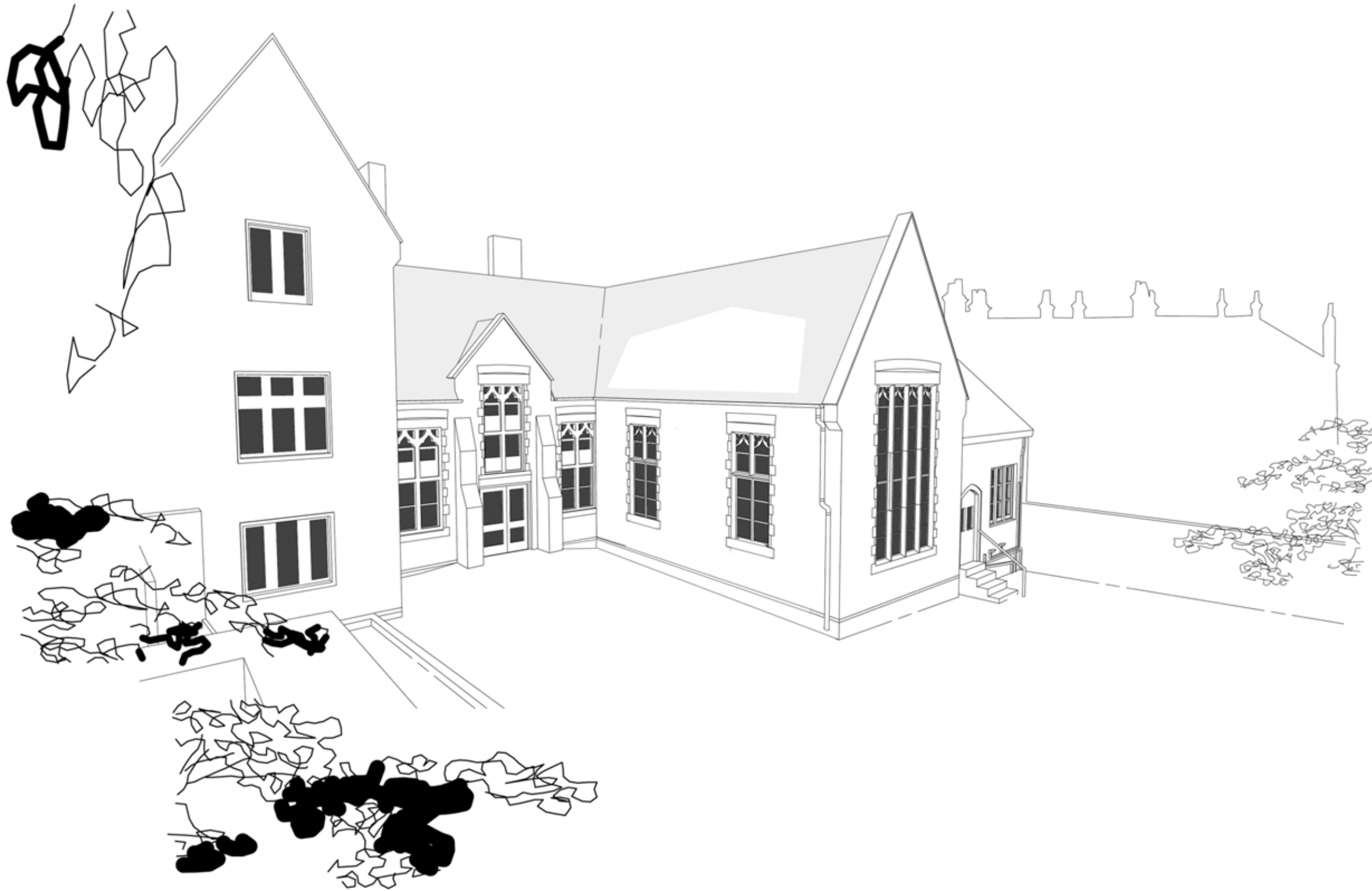
537: Christ Church Primary School, WORKS/INTERVENTIONS SCHEDULE

1.0 South Wing - refer to Room Numbers 0.29/0.30/0.31/0.32/0.33/0.34 - 1.06/1.08	
1.01	Removal of ceiling structure in Yr 4 classroom and alteration to roof structure (including new trusses) to allow for new mezzanine floor. Roof structure to be insulated and lined internally
1.02	New mezzanine floor level across Yr 4 classroom to create 2 No. Classrooms above and below
1.03	Partial demolition of ground floor studwork in WCs to allow new staircase to mezzanine classroom
1.04	Partial demolition of chimney breast and flank walls at new first floor level to allow for doorway between new stair and classroom and between adjacent existing classroom and new classroom
1.05	Careful removal of top section of end gable window (W01) which is extended up on new intermediate window segments. New steel frame windows (to match existing but with IGUs-slimlite) into extended stonework w/frames set out to coincide with incoming mezzanine floor level
1.06	Windows W.02 and W.03 - raise the existing transom section to coincide with the new incoming mezzanine floor.
2.0 Central Block - refer to Room Numbers 0.05-0.08/0.23-0.28/0.36-0.40	
2.01	Removal of studwork around Reception lobby and server hatch to allow for new timber and glass screens that form the new group rooms and reception areas (including admin store) and reprographics / TA room. This includes reinstating a wall/screen on the line of the historic central division of the main hall
2.02	Removal of masonry wall dividing entrance lobby and Reception classroom to reveal historic chimney breast and create a new passageway along the centre of the school (including new storage wall between the formed passageway and Reception classroom)
2.03	Partial demolition of walls (not to full height) within the existing reception classroom annexes to open up the teaching space
2.04	Partial removal of the wall between the current main hall and mixed use/practical space to create a breakout space for the future Yr 2 classroom
2.05	Transforming window W20 at the end of the new reception passageway into a door within the existing stone surround (lowered to the ground) to provide a line of access through to the northern playground and the proposed main hall
2.06	Replacing Door W18 to match the new door W20 thereby forming a symmetry to the north playground elevation
3.0 North Wing - refer to Room Numbers 0.18-0.22	
3.01	Demolition of internal studwork in dual pitched roof space to return to original volume and construct new stud wall in line with the roofs valley to form a Group room (0.20 – Proposed) on one side and a break out space (0.22-proposed) for the adjacent Yr 1 classroom
3.02	Lowering and alteration to Window W28 to allow for new timber door and sidelight (with profiles to match the existing stonework) to allow for direct access between Yr 1 classroom and playground
4.0 Main Hall Block and Kitchen - refer to Room Numbers 0.09-0.17	
4.01	Removal of PVC porch link between existing circulation and cloakroom to allow for a new external porch in keeping with proposed playground canopy
4.02	Removal of section of wall between the proposed main hall and hall store to provide access. Including a new door with side panel to lobby of an adjacent circulation space linking the proposed main hall to the link porch
4.03	Removal of central screen in proposed main hall to create a single volume
4.04	Removal of part of the wall between the proposed main hall and the proposed kitchen to provide a space for a server hatch.
4.05	Removal of the porch/canopy to the proposed main hall overlooking the northern playground – to allow for the new playground canopy structure
5.0 External Works	
5.01	Partial removal of boundary wall between brick piers along Christchurch Hill to allow for new entrance gate and railing and level access to the school
5.02	Removal of existing storage shed and replacement with storage wall and small porch
5.03	New Canopy structure to the northern playground running along the side of the building but structurally independent of it. Provides continuous covered link through the school from the main hall to the new reception admin lobby to the south. The canopy is glazed using lead covered conservation glazing bars on bespoke steel columns
5.04	Playgrounds resurfaced
5.05	New nature trail along embankments
5.07	Partial removal of the passageway railing to allow for a new entrance gate and steps to the private flats above the school thereby separating access from the school premises. This is achieved by also introducing 2 new railings at each end of the lower access path to the flats
6.0 Windows - refer to Windows numbered in drawings in conjunction with Window Schedule	
6.01	Alterations to the Windows facing the Southern playground W01/W02/W03 – as described above and in drawings P_201 and Window Schedule P_200
6.02	Alterations to the Windows facing the Northern playground W18/W20/W28 – as described above and in drawings P_202 and Window Schedule P_200
6.03	Replacement and refurbishment of all windows within the school as described in Window Schedule P_200



Proposed view of north playground and new playground canopy from north entrance steps. The canopy extends the new north-south passage all the way through the school site via 2 windows converted into doors. Also shown is the new railing that separates the private flats from the school grounds.

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*Proposed view of the south wing from the school's southern entrance steps.
The enlarged gable window brings further light into the upper classroom.*

I.0 SOUTH WING

- I.01 The works to the South Wing are proposed in order to allow for a new mezzanine floor above the existing Yr 4 classroom - in doing so creating 2 comparatively largish classrooms out of one, in order to accommodate both Yr 5 and Yr 6 in the same wing of the school.

The existing Yr 4 classroom currently has a high ceiling and immediately above this is the pitched roof structure.

The ceiling structure is to be carefully removed to reveal the roof structure which consists of timber trusses, purlins and rafters. At present the bottom tie of the trusses is too low to allow for a 1st floor classroom so the proposal is to remove the bottom timber truss ties and to recreate the trusses as shown in DWG P_151. This structural alteration work is achievable entirely from within and will include the reinforcing of the existing rafters.

Additionally - the roof is thermally upgraded by insulating between the rafters and lining internally.

- I.02 The new floor structure for the upper classroom consists of primary beams spanning between the two flank walls with timber joists running between. The new floor will provide both acoustic and fire separation between the classrooms. Where the new floor meets the 3 windows to the Southern playground the ceiling will taper so as to meet the window transoms, thereby avoiding the need for a blanking panel within the windows.
- I.03 Access to the upper classroom is via a new staircase that is inserted within the pitched roof volume currently occupied by the accessible WC and part of the boys WC on the ground floor and storage space above. The painted timber roof structure - currently only visible from the loft store - is opened up to the school once again, as is visible in the same roofs to the north of the current main hall.
- I.04 The new staircase leads up to a landing and a doorway through to the new classroom which is formed through the existing chimney breast to make use of the existing roof profile. This new structural opening will support and maintain the chimney above (the chimney on the symmetrically opposite side of the school has been taken down). In addition to this doorway a new opening is formed at first floor level through to the school plant room (via a classroom storage space).

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View of south wing from entrance steps



Clockwise from top left: pitched roof space opened up to new staircase; roof space and structure above existing southwing classroom; south wing classroom; corridor between classroom and WCs

- 1.05 The large south facing window (W01) that overlooks the playground is extended vertically to allow it to become a window for both the lower and upper classroom. The strategy for doing this is to carefully cut the stone mullions half way up and remove the stonework (quoins, mullions tracery, lintel) above. The structural opening is then to be enlarged. A new intermediate section of mullion profile (to match the existing stone mullion profile as well as the proposed new doors to the north playground) is introduced and the removed stonework re-inserted higher up. This new intermediate section also addresses the incoming mezzanine floor.

The existing steel window frames (W20 Section) set within the stonework are to be replaced with like for like frames but upgraded to Slimlite double glazed units for increased thermal and acoustic performance.

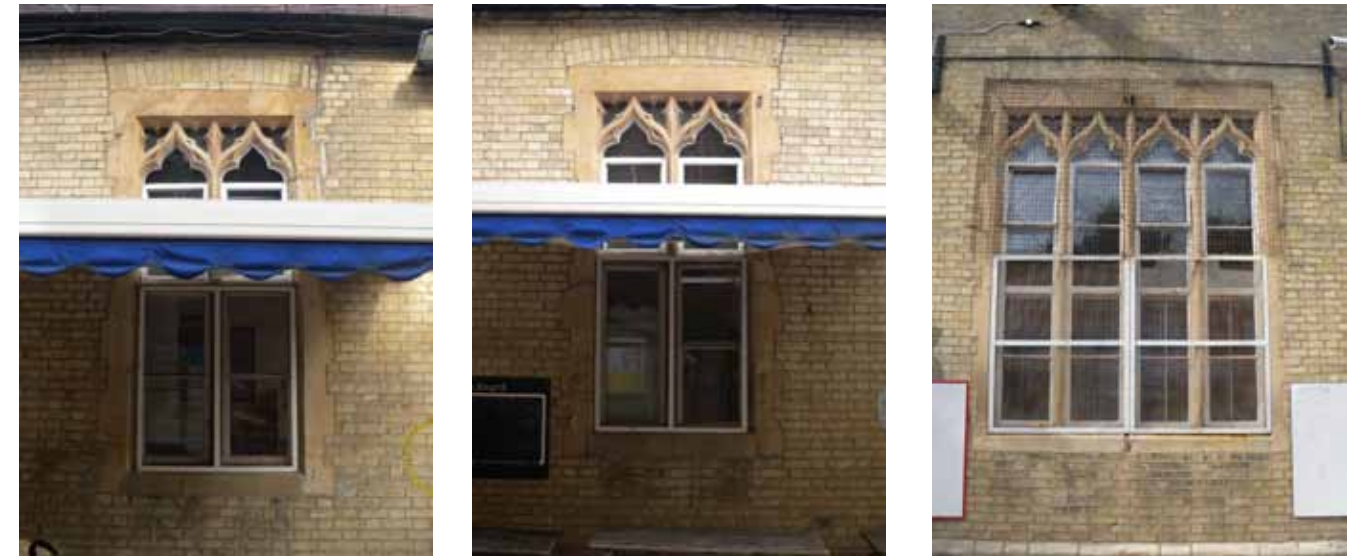
- 1.06 The stone transoms of W02 and W03 are carefully removed and raised in order to meet the tapering incoming floor while the stone mullion below this raised transom is removed to allow for a new set of steel framed double doors. These will also be of a W20 section to match existing frames and Window W01.
- 1.07 New lead conservation rooflights are introduced into both roof pitches to provide light and ventilation to the upper classroom. These are in line with the doors and windows below thereby maintaining the overall order of the south wing.

2.0 CENTRAL BLOCK

The current organisation of the central block of the school (the original school building) is unsatisfactory for a number of reasons. Primarily it currently accommodates the main hall across its historical axis (where once a screen ran dividing the block in two) with the main entrance and reception an unwelcoming arrangement. The overall plan is to relocate the main hall to the conjoined spaces of the current Yr1 and Yr2 spaces thereby allowing the resultant space in the main block to become a classroom and an admin/reception area.

- 2.01 Removal of the studwork around the current reception lobby and the server hatch allows for the introduction of new timber and glass storage screens/walls that form the admin spaces and a generous reception space (complete with bespoke reception desk) that is arrived at from the south playground. This is also achieved by the reinstating of a screen across the current hall thereby re-dividing the block along its historical line.

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From left to right: Windows W03, W02 and W01

View of current reception area and main hall - to be reorganised as admin corridor and classroom



- 2.02 Key to the re-organisation of the school is a passageway that extends from the reception to link to the north playground and along under the new external canopy (via a new door - see 2.05 / W20). This creates a continuous passage through the length of the entire school. To achieve this part of the masonry wall dividing the lobby and the Reception classroom is removed which simultaneously reveals the historic chimney breast at the heart of the school. A new storage wall/screen between the lobby and the north playground creates the passageway with the Reception classroom behind.
- 2.03 The cellular spaces of the Reception area are enhanced by a further opening up of the doorways between them but not to full height - which would require extensive structural work and propping of the private flats above. This will allow more variety in the arrangements of the teaching space.
- 2.04 To the east side of the newly created passageway is the new Yr 2 classroom, which is increased in size by joining to an additional breakout space that is formed by the widening of the opening between the current double height space of the main hall and the current mixed-use room.
- 2.05 As described above the new passageway extends into the north playground and under the new canopy via a new door (W20) which is formed by the enlargement of the existing window. This new doorway actually mirrors the existing doorway between the Reception classroom and the northern playground and balances the elevation. The new door and frame themselves are of steel - see DWG 202.
- 2.06 Existing door W18 is replaced to match the new door W20.

3.0 NORTH WING

- 3.01 The current administration spaces to the east of the current Yr 3 classroom (Room 0.18) are relocated to the Central Block (as described in 2.0). Following the demolition of the partition studwork and the reinstatement of the wall dividing the 2 pitched roof spaces, these become a Group Room and a Breakout Space - both accessed from Room 0.18 (the proposed Yr 1 Classroom). The existing doorway between Room 0.18 and the proposed breakout space (Room 0.22) is opened up again.
- 3.02 The new Yr3 classroom gains direct access to the north playground via a new door that is formed by the enlarging of window W28 which is designed to match the language as the new doors W18 and W20 on the adjacent elevation - see DWG P_201

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From left to right: Reception Classroom, corner Window W18 - to be converted into a door

From left to right: current cramped admin space (to become 0.18);
pitched roof spaces to become group room and breakout space;
future Yr 1 classroom



4.0 MAIN HALL BLOCK AND KITCHEN

- 4.01 Linking the proposed group room (described above) and the proposed main hall is a new canopied external space that replaces the existing PVC porch that offsets the symmetry of the block as seen from the east. The new canopy will be detailed to match the canopy proposed for the north playground.
- 4.02 This new link passage re-enters the building via a lobby which also provides direct access to the main hall storage space. This storage space itself directly opens up onto the main hall via an enlarged opening in the flank wall and is large enough to accommodate all the dining equipment and P.E. equipment that is currently on display throughout the school.
- 4.03 The main hall itself occupies the entire full height volume and requires the removal of the central screen that currently divides it into two classrooms. This large space is befitting of a school hall in contrast to the current arrangement.
- 4.04 Adjacent to the main hall is the current ICT room which becomes the new kitchen. A servery connection between the new hall and kitchen is formed by removal of the dividing wall. Air extract is provided by a new discrete high level chimney vent through the pitched roof, in line with the existing masonry chimney. Air intake is provided by a new low level air intake hidden by the boundary wall with Christchurch Hill.
- 4.05 The new main hall is directly accessed from the northern playground. The existing porch marking this entrance is removed to allow for the new playground canopy - as described in 5.03 below.

5.0 EXTERNAL WORKS

- 5.01 As described previously the current access arrangement to the school are unsatisfactory. Of particular concern is the lack of level access (all access is via steps from Christchurch Passage), so it is proposed to remove a section of the boundary wall to Christchurch Hill to create a new cast iron entrance railing and gate to match the existing railings.
- 5.02 Currently a garden storage shed sits beside this boundary wall so it is proposed to remove this and replace with a storage wall and porch that allow for access to the north playground.

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Left: ICT room to become Kitchen;
Below: current Yr1 and Yr2 classrooms to become single main hall space;
Below left: View of boundary wall from Christchurch Hill



- 5.03 There is currently no covered external space within the school playgrounds. It is therefore proposed that a new lead-covered patent glazing canopy runs along the side of the building in the north playground. It is designed to be structurally and physically independent of the historic fabric of the building while at the same time is set out so that the glazing bars and canopy columns align with the rhythm of the mullions and transoms of the Victorian stonework. Importantly the new canopy forms an extension to the south/north passageway through the school and creates a continuous covered link between the main school entrance/reception and the main hall in the north. The canopy also provides a covered external space directly accessed from the Reception and Year 1 classrooms which is considered very important to the school and is a DfE requirement for Early Years provision.
- 5.04 The school's intention is to resurface the playgrounds as the current tarmac surfaces are deteriorating.
- 5.05 The embankments between Christchurch Passage and the playgrounds support an existing nature trail. The school proposes to maintain and enhance these and as budgets are forthcoming to locate play equipment here.
- 5.06 A further complication of the existing entrance arrangements is that the private flats above the school are accessed via the main school gate on Christchurch Passage. It is therefore proposed to separate out the flat entrances by introducing a new gate and steps into the Christchurch Passage railing which leads directly to the lower path off which the flats are entered. 2 new railings to match the existing are also introduced to separate this path from the school.

This is an important part of the school's brief as the separation of the entrances will allow the existing gates to be solely used by Christ Church School.

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Left: North playground

Below: South playground

Below left: Passage railing and private flat entrance beyond



6.0 WINDOWS

- 6.1 The windows of the south wing (W01/W02/W03) are altered as described above and in drawings P_201 and Window Schedule overleaf. The new steel window frames within the altered stone surrounds are a like for like replacement with the existing steel frames but with upgraded Heritage Slimlite IGUs.
- 6.2 The windows facing the northern playground (W18/W20/W28) are altered as described above and in drawings P_202 and Window Schedule overleaf.
- 6.3 The application also addresses all the windows within the school. Other than the windows described above it is proposed that all window frames are replaced like-for-like to match their current design but with an upgraded glazing specification to Slimlite Heritage IGUs. The schedule overleaf describes the existing condition and construction of the individual windows and describes their proposed improvement. This schedule is to be read in conjunction with the drawings and photos also submitted.

537: Christ Church Primary School,
EXISTING EXTERNAL WINDOW SCHEDULE

- A Steel Window Frame (Crittall) - Single Glazing
B Steel Window Frame (Simple Angle Frame) - Single Glazing
C Timber Window Frame in Stone surround - Single Glazing
D Timber Window Frame in Brick surround - Single Glazing
E PVC Window Frame in Stone surround - Double Glazing

	Window Opening Construction	Opening Dimensions	Proposed Action - N-New L- Replacement like-for-like R- Replacement
W-01	STONE	1780x1721	N
W-02	STONE	1310x2796	N
W-03	STONE	1310x2796	N
W-04	STONE	2540x3021	L
W-05	BRICK	680x750	L
W-06	BRICK	680x754	L
W-07	BRICK	670x754	L
W-08	BRICK	1167x1712	N
W-09	STONE	1257x2796	L
W-10	STONE	1257x2796	L
W-11	STONE	1660x3188	R
W-12	STONE	330x940	L
W-13	STONE	330x940	L
W-14	STONE	1085x1440	R
W-15	STONE	1085x1440	L
W-16	STONE	330x940	L
W-17	STONE	330x940	L
W-18	STONE	1080x1414	N/L
W-19	STONE	1322x4029	L
W-20	STONE	1287x2796	N/L
W-21	BRICK	1240X1126	L
W-22	BRICK	1240X1126	L
W-23	BRICK	1830X1291	L
W-24	BRICK	680X1293	L
W-25	STONE	1172X1342	L
W-26	STONE	1298X1463	L
W-27	STONE	1915X2668	L
W-28	STONE	1906X2668	N
W-29	STONE	1970x2194	L
W-30	STONE	1308x1824	L
W-31	STONE	1320x1824	L
W-32	STONE	2595x2833	L
W-33	STONE	2125x2008	L
W-34	STONE	910x1130	L
W-35	S/B	910x1130	L
W-36	S/B	1310x1131	L
W-37	BRICK	960X1557	L
W-38	BRICK	950x561	L
W-39	BRICK	950x561	L
W-40	STONE	2063x3059	L
W-41	STONE	1130x2008	L
W-42	BRICK	987x678	L
W-43	BRICK	630x1370	L
W-44	BRICK	1040x1370	L
W-50	STONE	2524x2634	L
W-51	STONE	1323x2647	L
W-52	STONE	2524x2634	L

	EXISTING
	Notes/Description
A	2 opening parts, grid on top and half secondary window outside
A	2 opening parts, awning across
A	2 opening parts, awning across
C	2 opening parts (medium pivot system)
D	1 opening part (horizontal pivot system)
D	1 opening part (horizontal pivot system)
D	1 opening part (horizontal pivot system)
D	air outlet grille included
A	2 opening parts (horizontal pivot system)
A	2 opening parts (horizontal pivot system)
E	2 opening parts (vertical pivot system)
C	inside the tunnel
C	inside the tunnel
E	inside the tunnel
C	inside the tunnel
C	inside the tunnel
C	inside the tunnel
A	2 opening parts (horizontal pivot system)
A	2 opening parts (medium pivot system)
A	2 opening parts (horizontal pivot system)
D	grid outside, glass louvre
D	grid outside, glass louvre
D	3 opening part
D	1 opening part
C	2 opening parts (horizontal pivot system)
C	2 opening parts (horizontal pivot system)
C	3 opening parts (medium pivot system)
C	3 opening parts (medium pivot system)
C	inside the conservatory
C	2 opening parts (medium pivot system)
C	inside window
B	2 opening part (horizontal pivot system)
C	3 opening parts (horizontal pivot system)
C	1 opening (vertical pivot system)
C	1 opening (vertical pivot system)
C	2 opening (vertical pivot system)
A	1 opening part (horizontal pivot system)
A	1 opening part (horizontal pivot system)
A	1 opening part (horizontal pivot system)
C	4 opening parts (medium pivot system), 1 opening (vertical pivot system)
C	2 opening parts (medium pivot system)
A	1 opening part (horizontal pivot system)
D	1 opening part (horizontal pivot system)
A	2 opening (vertical pivot system)
B	flat roof across
A	2 opening parts (medium pivot system)
B	flat roof across

Note: Colours of all window frames to match. Colour to be confirmed
Glazing Specification: Heritage Slimlite Double Glazing

- A+ Steel Window Frame (Crittall) - Slimlite Double Glazing
B+ Steel Window Frame (Simple Angle Frame) - Slimlite Double Glazing
C+ Timber Window Frame in Stone surround - Slimlite Double Glazing
D+ Timber Window Frame in Brick surround - Slimlite Double Glazing

	PROPOSED
	Notes/Description
A+	New window proposed for new mezzanine to add new class (Refer to DWG P_201)
A+	New window proposed to create a direct access to playground (Refer to DWG P_201)
A+	New window proposed to create a direct access to playground (Refer to DWG P_201)
C+	Replacement to match existing
D+	Replacement to match existing
D+	Replacement to match existing
D+	Replacement to match existing
D+	Replacement to match existing
D+	Replacement to match existing overall frame - (fully glazed -without grille and blanking panel)
A+	Replacement to match existing
A+	Replacement to match existing
C+	Remove PVC, reinstate as TIMBER casements to match W15
C+	Replacement to match existing
C+	Replacement to match existing
C+	Remove PVC, reinstate as TIMBER casements to match above
C+	Replacement to match existing
C+	Replacement to match existing
C+	Replacement to match existing
A+	Replacement to match existing
A+	Replacement to match W20 (Refer to DWG P_202)
A+	Replacement to match existing
A+	New door proposed to create a direct access to playground (Refer to DWG P_202 Detail 3,4)
D+	Replacement to match existing
D+	Replacement to match existing
D+	Replacement to match existing
D+	Replacement to match existing
C+	Replacement to match existing
C+	Replacement to match existing
C+	Replacement to match existing
C+	Replacement to match existing
C+	New door proposed to create a new circulation across school (Refer to DWG P_202 Detail 1,2)
C+	Replacement to match existing
C+	Replacement to match existing
C+	Replacement to match existing
C+	Replacement to match existing
C+	Replacement to match existing
A+	Replacement to match existing
A+	Replacement to match existing
A+	Replacement to match existing
C+	Replacement to match existing
C+	Replacement to match existing
A+	Replacement to match existing
D+	Replacement to match existing
A+	Replacement to match existing
B+	Replacement to match existing
A+	Replacement to match existing
B+	Replacement to match existing

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W01



W02



W03



W04



W05



W06



W07



W08



W09



W10



W11



W12



W13



W14



W15



W16



W17



W18



W19



W20



W21



W22

20.02.2015

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W23



W24



W25



W26



W27



W28



W29



W30



W32



W33



W34



W35



W36



W37



W38



W39



W40



W41



W42



W44



W43



W51

20.02.2015

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