

24th July 2015

Christ Church CE Primary School, Hampstead

DESIGN AND ACCESS STATEMENT Rev B

Third Listed Building Consent and Planning Application for this project – complementing / replacing existing consents 2014/5699/L +2014/5338/P received on 7th November 2014 and 2015/1970/L + 2015/1599/P received on 24th July 2015 - Christ Church School Listed Building Consent.

PURPOSE OF THIS APPLICATION

Both consented schemes intend works to the South Wing of the school, where a new mezzanine classroom is to be constructed, complete with a steel staircase and partial alterations to the pupil WCs, enlargement of the big window in the south facing gable wall W01 and adjustments to the two west facing windows W02 and W03 to align the glazing pattern with the new mezzanine.

The purpose of this application is to seek consent to rebuild the South Wing Gable wall upper part and for an altered South Wing Pupil WCs design.

South Wing Gable Wall

Surveys undertaken by the contractor showed this wall to be out of alignment by some 40mm starting to bend inwards at approximately the line of the top of the existing window. This required further consideration of the extension of the window W01, to be vertical in an offset wall. A number of solutions were considered including; developing a detail to allow the new window to project slightly from the existing gable wall, thought to be too unconventional and eschewing the extension of the window which would result in inadequate daylight, view and ventilation for the upper classroom. Both ideas were rejected.

As the condition of the wall is poor and the stonework capping friable, it is considered that the best course of action is the rebuilding, as a like-for-like repair, this gable wall upwards from the point at which it starts to lean in. All new facing brickwork will be constructed through the cleaning and reuse of existing bricks in matching lime mortar and all stonework replaced with newly cut matching like-for-like stone, kneelers, springers and apex. Though not now structurally required, the new wall being restrained by the new steel roof trusses, the existing X shaped wrought-iron wall tie will be reinstated.

Please refer to dwg 537_1220_Proposed Sections
537_1650_South Block Section

South Wing Pupil WC design

Intrusive survey and opening up works to the entire east corridor in the South Wing exposed a rotten floor (of plywood), sub floor (mid-late 20C) and dysfunctional sub-floor drainage runs (mid-late 20C), necessitating the complete replacement of both the floor, the sub-floor drainage and all the partitions between the corridor and the WCs, including WCs, sinks and indeed, everything.

Due to limited funds, the complete refurbishment of this corridor and Pupil WCs was not previously considered a budget priority. However the found condition necessitating the complete replacement of all parts prompted the client and the school to commission a redesign, improving the Pupil WC and adult provision, creating separate unisex cubicles each with their own wash hand basin, more in line with current attitudes towards pupil progression and safeguarding in primary Key Stage 2.

Obviously the school and the school's owners, LDBS will enjoy the long term benefits of complete refurbishment of the South Wing. The layout design of the new WCs also allows this corridor to be wider, improving pupil flow and means of escape and allowing the provision of a fire-proofed coat cupboard for both classrooms in this wing, where space is extremely limited.

Please refer to dwg 537_0500_GF Demolition
 537_1100_GF Proposed
 537_1600_South Block Plan Proposed
 537_1650_South Block Section Proposed

RECENT HISTORY OF LISTED BUILDING APPLICATIONS / CONSENT

On the 4th of 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 + 2014/5699/L.

The general outline of this consented proposal was 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 2 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

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.

On the 18th of March 2015 SCABAL submitted a new listed building and planning application because the partial completion of the original consented scheme required us to make some minor changes to the design (which were not omissions). Further to this we were using the new application as an opportunity to submit further detailed information and drawings of items that were conditioned under the first consent thereby avoiding the need to discharge them at a later date. On the 24th of July 2015 Christ Church Primary School received a new Planning and Listed Building Consent described by the planning applications 2015/1970/L + 2015/1599/P with no conditions.

Please refer to Appendix A which lists the differences between the first and second consented schemes.

Documents to be submitted for the Third Listed Building Consent

In this application we will include the following drawings:

- Existing Drawings
- Proposed Drawings - Consented scheme 2015/1970/L + 2015/1599/P
- Proposed Drawings – New Application

The drawing issue sheet makes clear which new proposed drawing supercedes the previously consented one.

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DESIGN AND ACCESS STATEMENT Rev B – Appendix A

Third Listed Building Consent and Planning Application for this project – complementing / replacing existing consents 2014/5699/L +2014/5338/P received on 7th November 2014 and 2015/1970/L + 2015/1599/P received on 24th July 2015 - Christ Church School Listed Building Consent.

The following list describes the differences between the first and second consented scheme:

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

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

Amendments:

- 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 needed 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 were a like-for-like replacement.
 - o DWG:
537_1250/1260_Floor Finishes Proposed
- The existing dividing screen was folded back
- 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 was reorganised with a new-open reception desk.
 - o DWGs:
537_Consented_P060(Existing)/537_Consented_P160(Proposed)/537_1700.

- 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 was located in the reorganised WCs of the South Wing.
 - o DWGs:
 - 537_Consented_P050(Existing)/537_Consented_PI50(Proposed)/537_1600
- Yr 3 Classroom (Room 0.18): The hall (which is noisy) is remaining where it is. We 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 also introduced a dividing partition to the room to form two group rooms. The existing doorway was re-opened to allow access to the southern half of room 0.18.
 - o DWGs:
 - 537_Consented_P060(Existing)/537_Consented_PI60(Proposed)/537_1700.
 - refer to 537_2210 for details of partition/screen
- External lighting: the second application included external lighting in a number of discrete locations. Refer to DWG 3450/3500 for overall plans of lighting
 - o Recessed lights to inside of the buttresses of the new Christchurch Hill entrance and pavement lights to waiting area
 - refer to DWG 3010/3450 for details
 - o Lighting to External Canopy
 - refer to DWG 3230/3450 for details
 - o Recessed lighting to steps to private flats
 - refer to DWG 3100/3500 for details
 - o Lighting to coal store passage
 - refer to DWG 3500 for details
 - o Lighting to main entrance steps. These are currently unlit and dangerous to negotiate at night. The proposal was for a strip of LED lights tucked under the overhang of the coping to the stair side walls.
 - Refer to DWG 3500

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