

RHYL PRIMARY SCHOOL NW5 3HB

Planning and Listed Building Consent Application for a new reception area

Design and Access Statement

13 January 2016

mountain

3 Greenland Place
London
NW1 0AP

RHYL PRIMARY SCHOOL

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OVERVIEW

Rhyl Primary School is a mixed 2 Form-Entry Primary School located in the London Borough of Camden. It is a Local Authority School operated by Camden Council. The main school building is Grade II Listed and is located within the West Kentish Town Conservation Area.

The school wish to improve their public-facing entrance areas that are accessed off Rhyl Street (the main pupil and parent access is on Marsden Street at the south edge of the site) by making the external areas more easily accessible and welcoming, by modernising the reception and entrance internally. Way-finding also needs to be improved at the school entrance.

The current use of the building will therefore remain the same with the development improving current facilities which have become run down and are difficult for the school to make work effectively.

This application has been made to supplement an approved scheme that was granted in 2015. Please refer to 2015/0684/P and 2015/0997/L and the Design and Access Statement that accompanied them.

Overall, the works required by the school consist of -

- _new external steps and ramped access directly off Rhyl Street
- _replacement of the entrance canopy and front doors
- _new external lighting and signage
- _refurbishment of meeting spaces
- _WIDENED NEW RECEPTION DESK WITH BETTER VISIBILITY**
- _REFURBISHMENT OF OFFICE SPACES**

This application is concerned with the reception desk and office spaces, which did not form part of the approved scheme and are internal alterations only. These improvements will greatly enhance the approved scheme, and without them, the overall scheme will not work as effectively.

SITE LOCATION

Rhyl Primary School
Rhyl Street
London Borough of Camden
NW5 3HB

APPLICANT

Helen Connor (Headteacher)
London Borough of Camden
Rhyl Primary School
020 7485 4899

AGENT

Michael Tite (Architect)
Mountain
3 Greenland Place
London
NW1 0AP
07967111660

HERITAGE CONSULTANT

Keri Dearmer
Nathaniel Lichfield
& Partners
14 Regent's Wharf
London
N1 9RL
T 020 7837 4477

STRUCTURAL ENGINEER

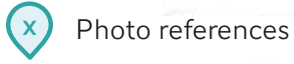
Ben Sheterline
Price and Myers
30 Newman Street
London
W1T 1LT
020 7631 5128



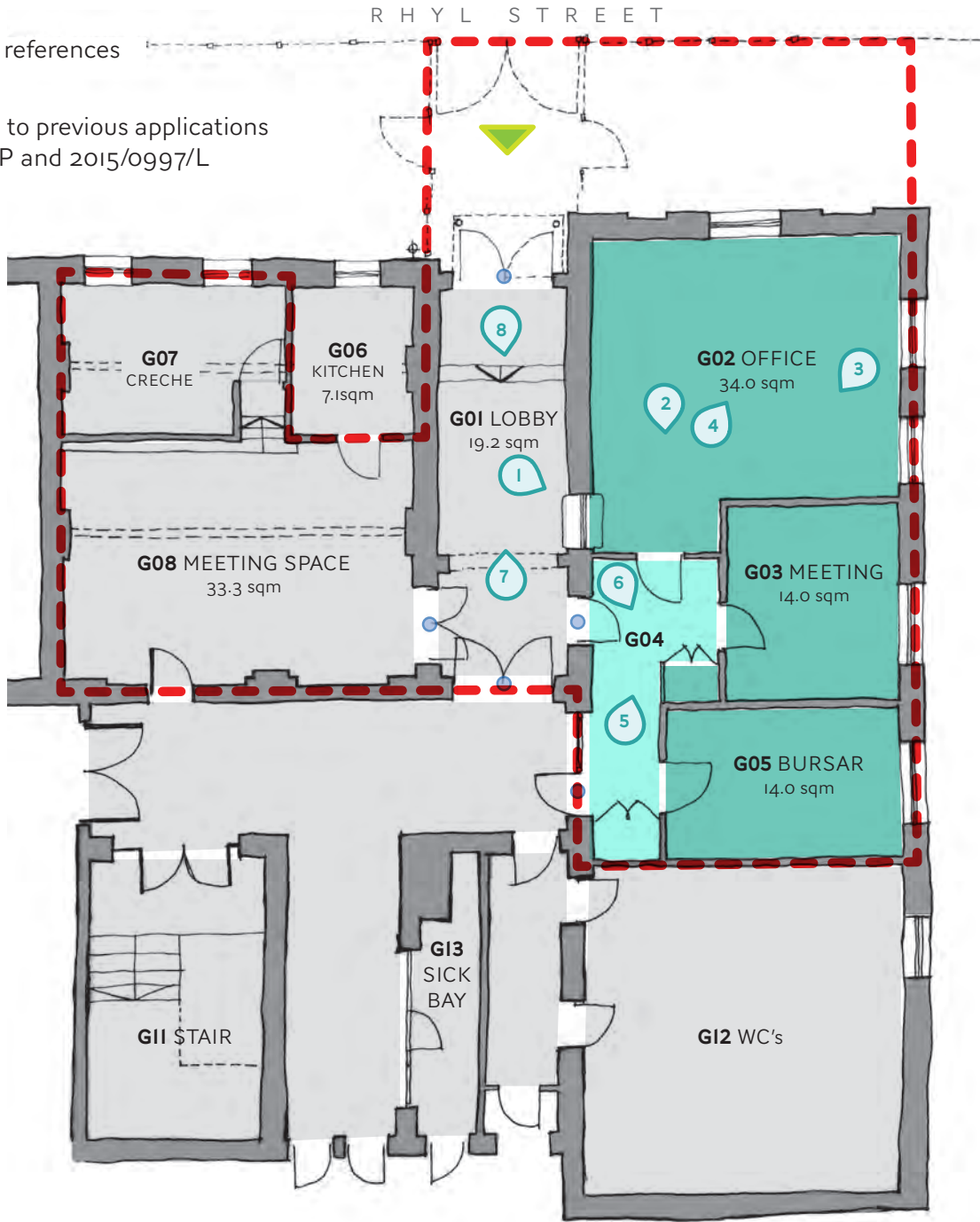
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EXISTING PLAN OF ENTRANCE AREAS



Please refer to previous applications
2015/0684/P and 2015/0997/L



- - - overall refurbishment boundary
- admin / offices / meeting rooms
- circulation
- areas not within this application
- access control points

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PHOTOS



1 Reception desk



2 Go2 Main office facing south



3 Go2 Main office, facing reception desk



4 Go2 Main office

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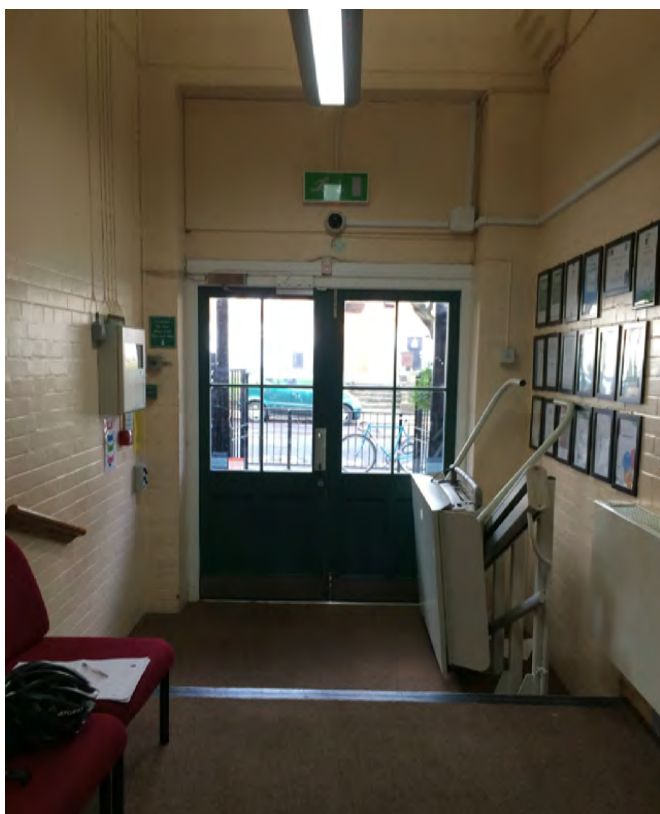
PHOTOS



5 View towards main office



6 Tea point



7 Front door to Go1 Lobby facing north



8 Go1 Lobby facing south

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THE NEED FOR A MODERNISED RECEPTION

Refer to plan and photos on previous pages.

The school reception areas appear to have been created in 1968 through the demolition of the original girls entrance staircase. Since then the entrance areas and reception have gone through slow and piecemeal upgrades with changes to heating, security and acoustic ceilings which have not kept pace with the changing needs of the school. It is a multi-functional space that must control flows of visitors, parents and class groups, whilst making a statement to the community about the inclusive and future-facing ethos of the school.



CIRCULATION AND VISIBILITY

The reception area becomes instantly crowded when school classes exit and enter the space (which happens periodically throughout the day). The small size of the receptionists' window combined with its remote location in the room makes it difficult for staff to observe and control the flow of people through the space. Visitors often arrive to an empty reception desk. The piecemeal nature of the building works has also led to a very cramped wasted space directly outside the meeting room.



BUILDING FABRIC

The general condition of all of the rooms is relatively poor. Services are exposed throughout and insulating casings have become worn. Floor finishes are tired and old. Installations that were probably only considered as temporary (such as the store cupboards backing onto the WC's and the kitchenette) have become permanent. The general look and feel of all of the areas is quite dated - with vertical blinds, lay-in grid ceiling tiles, the yellow/beige colour scheme and the general clutter, creating a look and feel that does not allow the historic existing building to be visible.



PRIVACY

The meeting space in the centre of the reception area rooms is poorly located because the room needs to be used for sensitive conversations. The space is not readily accessible to parents or interviewees, and its central location means that more discrete meetings cannot easily take place without others being made aware of them. The space has poor acoustics.



PUPIL ACCESS

Pupils intermittently need to report to the office without being allowed out into the lobby area. They currently need to 'buzz in' because of the secure door configuration. This is unsatisfactory and the school would prefer to allow them direct access.



STORAGE

Storage within the space feels chaotic, with boxes piled up high against walls. This needs to be made to work more effectively.

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PROPOSAL



Please refer to previous applications 2015/0684/P and 2015/0997/L



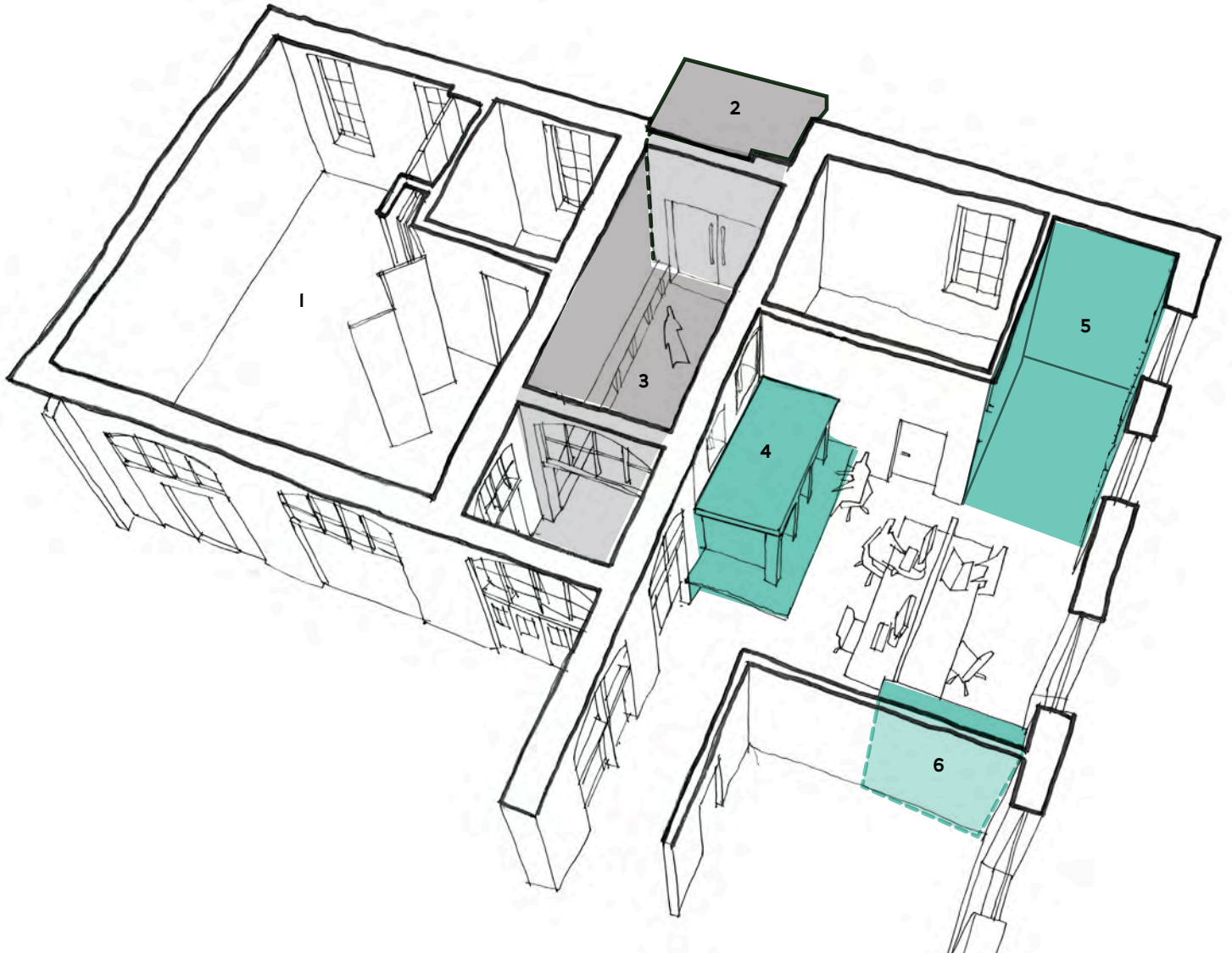
- 1 New brick paving to front entrance
- 2 Sliding/folding partition
- 3 Storage
- 4 New front door. New entrance canopy with lighting and signage integrated
- 5 New parquet flooring to entrance area, or other material to 'match' exterior surface
- 6 New timber bench with heating integrated
- 7 New entrance/reception area. Fully glazed receptionists window.
- 8 Desks shown approx 800x1600mm

- admin / offices
- circulation
- areas outside scope of application
- access control points

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PROPOSAL DIAGRAM



- 1 Meeting rooms
- 2 New front entrance canopy
- 3 Lobby
- 4 New reception desk
- 5 Tea Point
- 6 Storage

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PROPOSAL

Please also refer to plans and sections as submitted as part of the planning application.

The proposal addresses the needs as follows:

CIRCULATION AND VISIBILITY

The reception desk is widened and pushed back into the office to give more space to the entrance lobby. This also creates a larger glazed area between the office and the lobby, which allows for more passive supervision of the entrance area. The slightly larger entrance space will also alleviate issues of congestion.

BUILDING FABRIC

The widened reception area requires a portion of the existing reception wall to be removed. Although a minimal level of intrusive works are required, it is considered that this will greatly improve visibility and flow of people within the space, therefore enabling the original function of the building to continue operating within the historic building. New ceilings and carpet will improve acoustics and new internal glazing will help to improve thermal comfort.

PRIVACY

The meeting space is moved to be directly accessible from the main lobby area. This will allow direct access for interviewees or parents into a private space.

PUPIL ACCESS

Pupil access is improved with the removal of one secure door between the main school and the office space (without compromising security overall).

STORAGE

More wall mounted storage is provided on new partitions, to maximise use of floor-to-ceiling heights.

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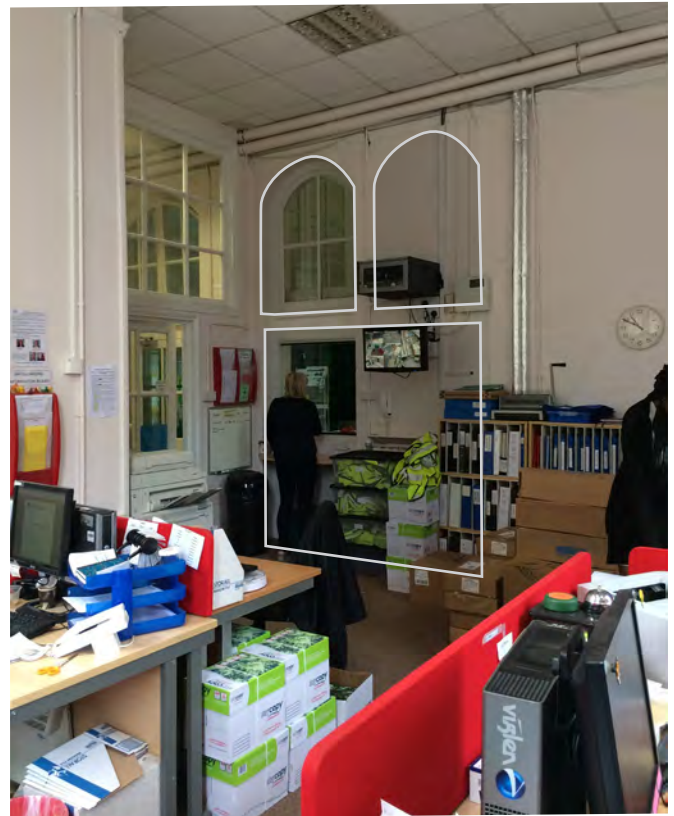
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STRUCTURE

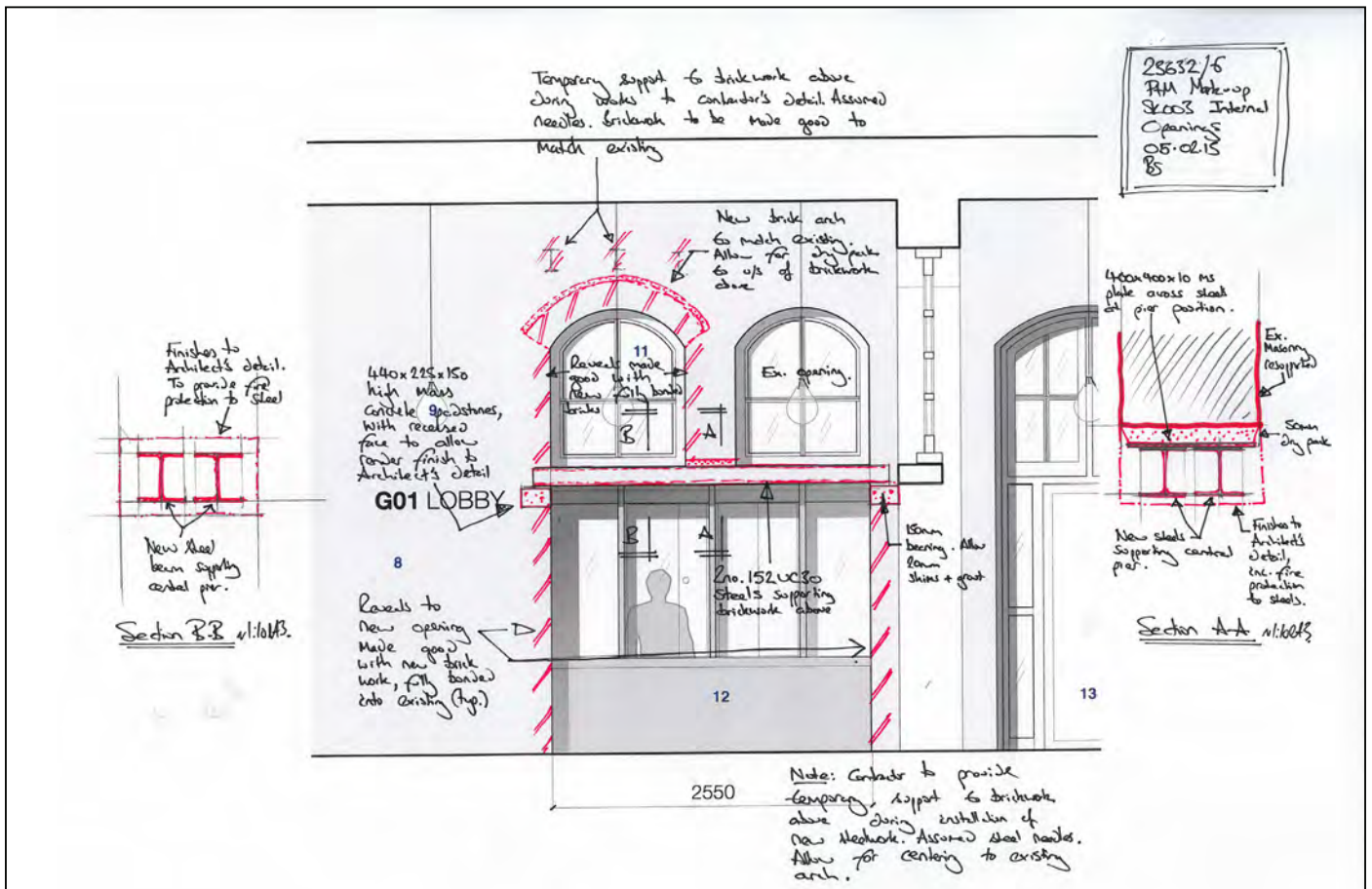
The main structural works involve the widening of an existing opening to allow the reception desk space to the rear to operate. A new beam will be introduced to support the existing arched opening.

A new arched opening is proposed to the north of the existing one in order to allow light into the office areas and to create a balanced composition within the space.

The sketch below by Price and Myers indicates how the structural openings will be achieved.



RIGHT Approximate position of new opening and new arched opening - from inside the office



SCHEDULE OF WORKS - GENERAL

The information below sets out the general works required to the space. The schedule overleaf picks up on specific parts of the listed building that require attention.



Room Number	G02 / G03 / G04		Specification Reference
Room Name	Office/Meeting Room/Corridor		
Description	School Office/Reception Areas/Meeting rooms		
1 Demolitions/Strip Out	1.1	Remove all internal stud partitions (1960's partitioning)	
	1.2	Prepare all walls for repainting	
	1.3	Remove all 'lay-in grid' ceilings and suspension tracks	
	1.4	Remove all carpets	
	1.5	Remove all skirtings (there are generally no skirtings throughout these areas)	
	1.6	Remove all blinds	
	1.7	Remove west wall of bursars office.(1960's partitioning)	
	1.8	Remove kitchenette	
2 Walls	2.1	New acoustic rated stud partitions by British Gypsum, full height.	
	2.2	All luminaires to be replaced - specialist advice required	
	2.3	All new walls to taped and jointed, skim plastered and painted	
	2.4	-	
3 Floors	3.1	Anti-static carpet with acoustic underlay and plywood deck	
	3.2	160mm x 15mm deep timber skirting with decorative profile	
4 Ceilings	4.1	New acoustic ceiling. Suspended ceiling by British Gypsum with Rigitone 8/18 board and isover acoustic insulation.	
5 Windows	5.1	Secondary glazing to internal line of windows	
6 Doors	6.1	3 x New flush solidcore doors to be formed, factory sprayed matt lacquer finish, 2400mm high, 300mm wide clear glass side panels to the side of doors.	
7 Heating/Ventilation	7.1	Heating engineer advice required column-style radiators to be re-used where possible.	
8 Power/Data	8.1	School to advise	
9 Lighting	9.1	All luminaires to be replaced - specialist advice required	
10 AV	10.1	School to confirm.	
11 Fixed and Loose Furniture	11.1	Fire fighting equipment to be audited by specialist.	
	11.3	New reception desk in timber Large lockable sliding glazed receptionist window (glazing to wrap around L-shape.	
	11.3	New desks and chairs	
	11.4	New storage area adjacent to Bursars room.	
	11.5	New kitchenette - matt lacquered plywood cabinet doors. Stainless steel sink by Franke. Tap - Silver by Armitage Shanks. Carcasses by Ikea or similar approved. Quartz worktop.	
	11.6	New fabric roller blinds	

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SCHEDULE OF WORKS - EXISTING FABRIC (1/2)

The following matrix sets out works to existing fabric and is intended to support the Heritage Impact Assessment (refer to HIA by Nathaniel Litchfield and Partners)

ITEM	Description	Location	Existing Photo	Notes	Other
1	New arched opening to Go1 Lobby			New opening to match existing to form large reception desk as per design drawings. Refer to structural engineers drawings.	
2	New windows above reception desk		See above image	The existing window above the reception desk (a 1960's addition to the school) sits behind existing structure. When the proposed beam is introduced, this window will need to be reduced in size (a new timber framed window to match the existing) The second, new, window above the widened desk will match this window.	
3	Partitioning generally	General		Metal stud partitions are generally to be removed with new installed (refer to design drawings). Preferred fixing method - drill, plug and screw into existing walls, floors and joists.	
4	Removal of cast iron radiators in offices meeting rooms	Go2 Office		Cast-iron radiators generally to be re-used and re-located where possible. Radiator where new arched opening to be formed is to be relocated.	
5	Door between Go1 Lobby and Go2 Office to be removed and new fixed glass partition to be inserted	Go1/Go2		Door does not appear to be original and is proposed to be removed. Framing and glazing to match into existing.	

SCHEDULE OF WORKS - EXISTING FABRIC (2/2)

ITEM	Description	Location	Existing Photo	Notes	Additional Input required from
6	Waste outlet to Tea Point	Gog Tea Point		Waste outlet to tea point requires a saniflo (as installed in the disabled toilet ground floor) to be piped to the Pupil's WC waste connection, adjacent to the Bursars Office. Pipework to run above slab level, boxed out.	
7	Fixed joinery items	throughout		Wherever possible fixed joinery will not be attached to original fabric. Where not possible, fixings will be required into walls - preferred fixing method - drill, plug and screw into existing walls.	
8	Flooring and thresholds + Door Do4	Between offices and main school		New engineered timber flooring throughout entrance. Level change between offices and main school to be negotiated with chamfered timber threshold strip within the brick opening. Door Do6 to be undercut by approximately 15mm. Door to be re-hung to swing outwards. New lever handle to be introduced to comply with EA requirements.	
9	Ceilings	Go2 and Go3		New acoustic plasterboard ceilings to replace existing lay-in grid ceiling tiles. New MF suspended metal ceiling will be hung from the existing joists. Preferred fixing method is to drill, plug and screw - reusing existing fixing positions wherever possible.	
10	Secondary Glazing	Throughout	See item 14	Existing windows to have second line of aluminium framed glazing on the inside line of glazing.	
11	Floor boxes in Go2	Go2 Office		Floor boxes are proposed within the office to maximise flexibility of use within the space and to avoid trailing power cables. Void formed in existing slab to allow floor box and feed to be cut in. The existing slab is anticipated to be between 100-150mm thick - a section of which will be locally cut out and recast at a minimum of 150mm thick, allowing for the 75mm trench above. The slab will be tied into the existing. The existing waterproofing will require making good. This will be confirmed on site, once the existing floor construction has been confirmed. Refer to design drawings for location.	
12	Lighting generally	Go1 Lobby		New Lighting to be suspended directly from the existing structure. Existing lighting fixing points to be used where possible.	