

15th April 2015

Christ Church CE Primary School, Hampstead

DESIGN AND ACCESS STATEMENT

This is the fourth Listed Building Consent and Planning Application for this project, the alterations and repairs to this Grade II Listed Building, to be submitted by SCABAL over the past year or so.

This application complements the three previous consents,

- *2015/503/L and 2015/4388/P received on 22nd October 2015, which in turn complemented and replaced,*
- *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

All three consented schemes, which addressed changes to the whole school did not include works to the kitchen area, centrally located off the Hall on the east side of the school. The purpose of this application is therefore to seek consent to make minor alterations to the existing school kitchen, including:

- Removing the existing cranked dividing wall with the adjacent Resources Store and rebuilding a new dense block wall a few feet further to the north to increase the size of the kitchen by 2.3m²,
- Replacement of existing servery roller shutter with new fire-rated shutter,
- Installation of a new fire-rated timber door to the kitchen and reversal of the door swing so it now opens outwards from the kitchen to improve space within, complete with a vision panel window, all to improve safety in use,
- Improved mechanical ventilation via the installation of two roof cowls one for intake and the other for extract. These have been positioned so as not to sit in front of the large gothic windows to the mezzanine classroom above the school hall.
- Replacement of the existing east facing louvered windows and unattractive grilles with new painted softwood framed double glazed windows installed to match the adjacent Hall Store windows. NB Proposals for all the windows to the school were included and approved in previous consented applications.

The purpose of these alterations is to improve every aspect of the working life of the kitchen, to increase the size of the facility, the standard of equipment, the accessibility for staff and the mechanical systems throughout.

HISTORICAL CONTEXT

The 1967 extension comprising the Kitchen and Mixed Use Practical Room (Hall Store) is described on page 32 of the School Heritage Statement (attached) prepared by Malcolm Fryer Architects as ***not in keeping with the original building fabric***, so we do not believe the realignment of the existing cranked wall as proposed and the addition of the rooftop mushroom ventilators would be detrimental in any way to the Listed Building status of the school.

DRAWINGS

These proposals apply only to the kitchen area and include changes to the existing building only rather than changes to the consented proposals. IE They do not contradict, alter or override any of the consented alterations.

All drawings issued with this application therefore apply to the kitchen area only and the existing drawings represent that area as it is today.

Please refer to drawings

Existing

537_0010 Location Plan
537_0015 Site photographs existing
537_0105 GF -Existing Kitchen
537_0205_EleSec Existing-Kitchen

Proposed

537_1105_Plans-Proposed-KitchenElevations and Sections
537_1205_EleSec Proposed-Kitchen