

A7. POST-APPLICATION DISCUSSION

COMMENTS BY THE PRIMROSE HILL CONSERVATION AREA ADVISORY COMMITTEE

A7.1.1 29.04.16. Robert Loader and David Walter met Richard Simpson at the School to present the proposals. The response of the Primrose Hill Conservation Area Advisory Committee is copied below. The main points comprise:

- 1. Possible loss of amenity due to noise and overlooking from raised play area on boundary.

This point is covered in the following section.

- 2. Location of escape stairs.

The escape stair was originally located along the side wall of 10 Waterside Place, but has been relocated to avoid demolishing two cherry trees beside the wall. In either location the stair would not overlook neighbouring outdoor space. The play area around the bottom of the escape stair will remain primarily for the adjacent Nursery Class, and the low space under the base of the stair will be child-scaled.

- 3. 'Open detail' to junction of new extension and rear corner of Caretaker's House.

A detail incorporating a 38mm 'shadow gap' that reveals the corner bricks has been considered and incorporated in drawings PHPS PR 312_G and PHPS PR 412_G.

- 4. Further detail of alterations to the proposed entrance gate.

This point is covered in the following section.

- 5. Further detail of the proposed buggy store.

This point is covered in the following section.

- 6. The canopy should clear the brick arches of the main building.

The canopy has been carefully designed so that the underside of the structure sits above the lowest arch opening. If this comment recommends that all the brickwork arches should be visible then the front of the glazed canopy will become very high on the playground side.

- 7. The horizontal emphasis of the transome on the Buffer Zone should be reduced.

The Buffer Zone works will not form part of the first phase of works, so detailed construction drawings have not been prepared. We would request that this point is Conditioned.

ADVICE from Primrose Hill Conservation Area Advisory Committee
12A Manley Street, London NW1 8LT

4 May 2016

Primrose Hill Primary School Princess Road NW1 8JL Listed Building PRE-APP

Following a site meeting on 29 April, the PHCAAC chair outlined the proposals to the PHCAAC at our meeting on 4 May 2016, and the Committee agreed as follows.

Broadly speaking, the PHCAAC acknowledged the benefits of the proposals, and, with some exception, would not anticipate objecting to them, although we also sought a number of revisions which would not counter the achievement of the objectives of the scheme.

We were very concerned by the location of the nursery play area at the first floor level behind the School House, close to the houses in Waterside Place. This would seem to be likely to be a source of conflict over noise and overlooking between the school and its residential neighbours which could and should be avoided. We were not convinced that sound attenuation measures would be effective in mitigation. We questioned whether the very substantial area taken by the escape stairs might be used for a play area, preferably at the lower level. We would object to this aspect of the proposal if submitted as an application.

On the treatment of the addition to the rear of the School House, as discussed on site, the PHCAAC would wish to see the junction of the new rear addition abut the rear of the house with an 'open' detail, rather than encroach on the quoins to the rear south corner of the house: the red-brick quoins are a feature of the Listed Building and should remain exposed. We would object to the present junction.

At the front of the School House, we would need to see details of the treatment of the foot of the gate to lower the gate to the reduced level of the access ramp. We accepted that the access ramp was a good solution to the need to provide wheeled access. We would object to the location of a buggy store as shown. The front area of the house is a key element in the Listed Building and its setting, as well as contributing to the character and appearance of the conservation area.

We would not object in principle to the addition of the open canopy to the rear of the building, but request that it is raised to clear the brick arches which are an important element in the significance of the Listed Building.

On the new buffer zone, we advise that the horizontal transom at the head of the doors gives an excessive horizontal emphasis to the addition: a lighter element might respond better to the verticality which is characteristic of the fenestration of the Listed Building.

On all these points the PHCAAC would be happy to see sketches of alternatives and give further advice.



Richard Simpson FSA
Chair

A7. POST-APPLICATION DISCUSSION

LB PLANNING AND CONSERVATION

A7.2.1 10.05.16. Robert Loader and David Walter met Tanya Skelli-Yaoz and Sarah Freeman at LB Camden to present the proposals. The points arising from the meeting are set out below.

1. A Transport Statement is to be provided.

Response: A Transport Statement will be provided separately.

Main Building:

2. Chronology Plan to be provided.

Response: A Chronology Plan of the principal development phases of the School buildings is attached below: PRPS EX 113_G.

3. Sedum to be considered on roof of Buffer Zone.

Response: A sedum roof covering is incorporated on the Buffer Zone. Drawing attached below: PRPS PR 112_G.

4. Glazing to the Canopy would be welcome.

Response: Glazing to the canopy has been incorporated. Drawings attached below: PRPS PR 112_G, PHPS 200_G and PRPS PR 541_G.

5. LBC will resist removal of the original lift housing/ current cupboard in Reception WCs. RL to assess effect of floor area loss if WCs are moved to side.

Response: Revised proposals are attached below showing the original lift cupboard to be retained with the non-original door replaced by access panels and a new WC to be located in front. The adjacent door and frame to the cupboard under the stairs is reversed. Drawings attached below: PRPS PR 332_G and PRPS PR 512_G.

6. 1:10 detail of flashing connection from Canopy gutter and frame fixing into wall to be provided.

Response: A 1:10 detail of flashing connection from Canopy gutter into wall, and of the canopy frame fixing is attached below: PRPS PR 541_G.

7. 1:10 detail of Buffer Zone wall and roof connections with existing wall to be provided.

Response: A 1:10 detail of Buffer Zone wall and roof connections with existing wall is attached below: PRPS PR 540_G.

8. 1:20 Window details for the Buffer Zone to be provided. Indicate glazed vent panels.

Response: The Buffer Zone works will not form part of the first phase of works, so detailed construction drawings have not been prepared. We would request that this point is Conditioned.

9. Design team to investigate the possible removal of solid cladding panels at high level side elevations to the Buffer Zone.

Response: The solid high level panels on the side returns of the Buffer Zone are a structural requirement to provide lateral stability. The Buffer Zone is a very lightweight structure, and our structural engineer requires a small area of solid panels with an internal ply lining for wind bracing.

10. Door designs to the undercroft arches to be rationalised. 1:20 Door details for new doors. Doors in historic openings to be shown at 1:10.

Response: The undercroft works will not form part of the first phase of works, so detail door drawings have not been prepared. We would request that this point is Conditioned.

11. Explanation for the small door from side area of Reception Class to outside to be provided.

Response: The secondary side door from the new undercroft Reception classroom is provided to allow quick access by teachers to the small playground, area rather than requiring a longer route through the main playground facade or Buffer Zone.

12. Brick samples for where new bricks are to be toothed into existing brickwork.

Response: Brick samples will be available to be viewed at the next site visit.

13. Details of new services within existing buildings to be provided.

Response: No significant new services are proposed to the undercroft works. Electrical services will be reconfigured with surface-mounted conduit similar to existing. However, it should be noted that this area will not form part of the first phase of works, so detail design has not been developed. Therefore would request that this point is Conditioned.

14. The loss of playground space caused by the proposed Buffer Zone is to be justified.

Response: The Buffer Zone occupies an area of XX.Xm2. The overall area of the Primrose Hill playground is unusually large for a London school at approximately 3,600m2, which is far in excess of the Base Area recommendations of 1,750m2 net/ 2,100m2 gross stated in Building Bulletin 103.

The school has worked very hard to protect outdoor play space – it has been the driving motivation for many of the design decisions. In order to protect the generosity of the playground, the school has opted to re-use an existing structure to house the new 2YO facility – a facility for which there is current and growing demand in the borough. Additional outdoor playspace for this new facility is provided by re-appropriating the roof of the outdoor shelter - again protecting existing playground space.

The buffer space can be viewed as a covered outdoor play area – it is an informal space which transitions between indoor and outdoor. Far from limiting the use of outdoor play space, the buffer space is intended to increase the accessibility to outdoor play for younger children by tempering the environmental conditions. The buffer space will allow pupils to enjoy year-round free-flow play by minimising winter heat losses – this increased functionality will foster an enhanced outdoor play experience for the Reception pupils.

It is also worth noting that the proposed design will allow the school to move an entire year group of children to the playground level. In doing so, Year 1 children will be able to continue the benefit of direct access to outdoor play, a significant improvement on their current location two storeys above playground level.

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Primrose Hill Caretaker’s House:

15. Details of gate alterations, ramp and railing at the front of Caretaker’s House to be provided.

Response: A 1:10 detail on entrance gate alterations at the front of the Caretaker’s House is attached below: PRPS 350_G, PRPS PR 520_G and PRPS PR 521_G. A section through the ramp with elevation of the new internal guarding is shown in PRPS PR 522_G.

16. More detail on the Buggy Store at the front of the Caretaker’s House to be provided.

Response: Further detail on the Buggy Store at the front of the Caretaker’s House is attached below: PRPS PR 525_G and PRPS PR526_G.

17. 1:10 Details of guarding around 2YO terrace to be provided. More ‘open’ design to be considered than 60x10 uprights so visibility isn’t lost so quickly when viewed obliquely.

Response: Further details at 1:10 of the guarding around the 2YO terrace are provided. Guarding uprights have been revised to be predominantly circular bars to provide better oblique visibility. Every sixth upright is a flat, and this sub-division of panels will give a visual rhythm to the outside view of the terrace.
Drawings attached below: PRPS PR 412_G, PRPS PR506_G and PRPS PR 507_G.

18. Concern about the visual effect of the Eternit cladding to neighbours’ side & the messy appearance of an extension on an extension. Consider a green/ living wall.

Response: The cladding panels along the boundary to Waterside Place have been extended over the brickwork of the 1939 extension to present a less fussy appearance to Waterside Place. Obscure glazed panels are fitted between the canopy and boundary wall to provide privacy and baffle sound from the upper terrace level.
Drawings attached below: PRPS PR 242_G, PRPS PR 312_G and PRPS 505_G.

19. Eternit cladding samples to be provided.

Response: Samples of Eternit cladding will be provided. While the cladding on the Caretaker’s House is not to be used as a blackboard we believe it is important to maintain a limited range of materials across both the main building Buffer Zone, and the extension to the Caretaker’s House.

20. Annotations to drawings to be added and dot-on terrace deck height on neighbours’ elevation.

Response: Annotations to drawings have been added and the terrace deck height is shown dotted on neighbours elevation. Neighbours’ boiler boiler flue and terrace enclosure have been added to drawings.
Drawing attached below: PRPS_PR 242_G.

21. The location of the proposed Two Year-Old unit was questioned.

Response: Early masterplanning studies examined the option of locating the two year-old unit as a new free-standing building at the bottom of the playground. This option was rejected as it would require cross-overs to access the 2YO unit through the main playground, and so would introduce significant safeguarding operational problems. A new building would also reduce the area of the existing playground.
It was suggested that the playground level of the Caretaker’s House and playground shelter could have been considered for the two year-old unit. There is no existing internal stair from street to playground level, which was removed in 2012 to create the playground level Nurture Class. To develop this option the existing small classes would have to be moved to a location with small-scale rooms, kitchen and outdoor space, for which there is no existing suitable alternative location in the school.
The proposed location for the two year-old unit provides straightforward access from the street, provides small-scale rooms and the adoption of the shelter roof as play area does not reduce the existing ground level play area.

22. Confirmation of proposed numbers of two year-old provision.

Response: There are two phases for the introduction of two year-old provision at Primrose Hill School. In January 2017 the first phase will take twelve children and will use the street level floor of the Caretaker’s House. Depending on take up and interest the second floor may commence the following academic year, taking a further eight children on the first floor level. The top (second) floor of the Caretaker’s House will remain as a resource for the School staff and professionals who work with the children at the school..
There are no proposed changes to the layout or fabric of the first floor. Existing and proposed upper floor plans of the Caretaker’s House are attached below: PRPS EX 120_G, PRPS PR 122_G and PRPS EX 130_G.

23. Concern about effect on neighbours’ amenity of noise from the raised play terrace.

Response: To improve privacy and acoustic protection we have proposed that translucent glass is hung down from the underside of the canopy to overlap the top of existing brick wall to act as a sound baffle. The text (right) describes the expected activities and numbers of children to use the terrace.

An acoustic study has been commissioned to examine sound levels from two year-old children when compared to the older children who use the main playground and the likely effect on neighbouring properties. Practical proposals will also be put forward to attenuate sound transmission. This will be forwarded as soon as complete.



A short note on acoustics and outside play for planning in respect of the two year old provision at Primrose Hill Primary School

1. The principles of play for two year olds
Expert advice on the key principles of play for two year olds is encapsulated in the following quotes:
“The exploration and engagement of two-year-olds, as they experience the world with their whole bodies, emphasises the vital role of leaders in ensuring that the indoor and outdoor learning environment/learning space is appropriate and convenient for the age and stage of the children using it on a daily basis ... Children may remain in the learning space for extended time, encompassing the beginning and the end of each day and including a range of transitions during that time. [It is important to] recognise this variation and support teams in planning for children’s needs at different times during the day and also for new experiences to be available so that children are both stimulated in their learning and nurtured in their daily routines.”¹

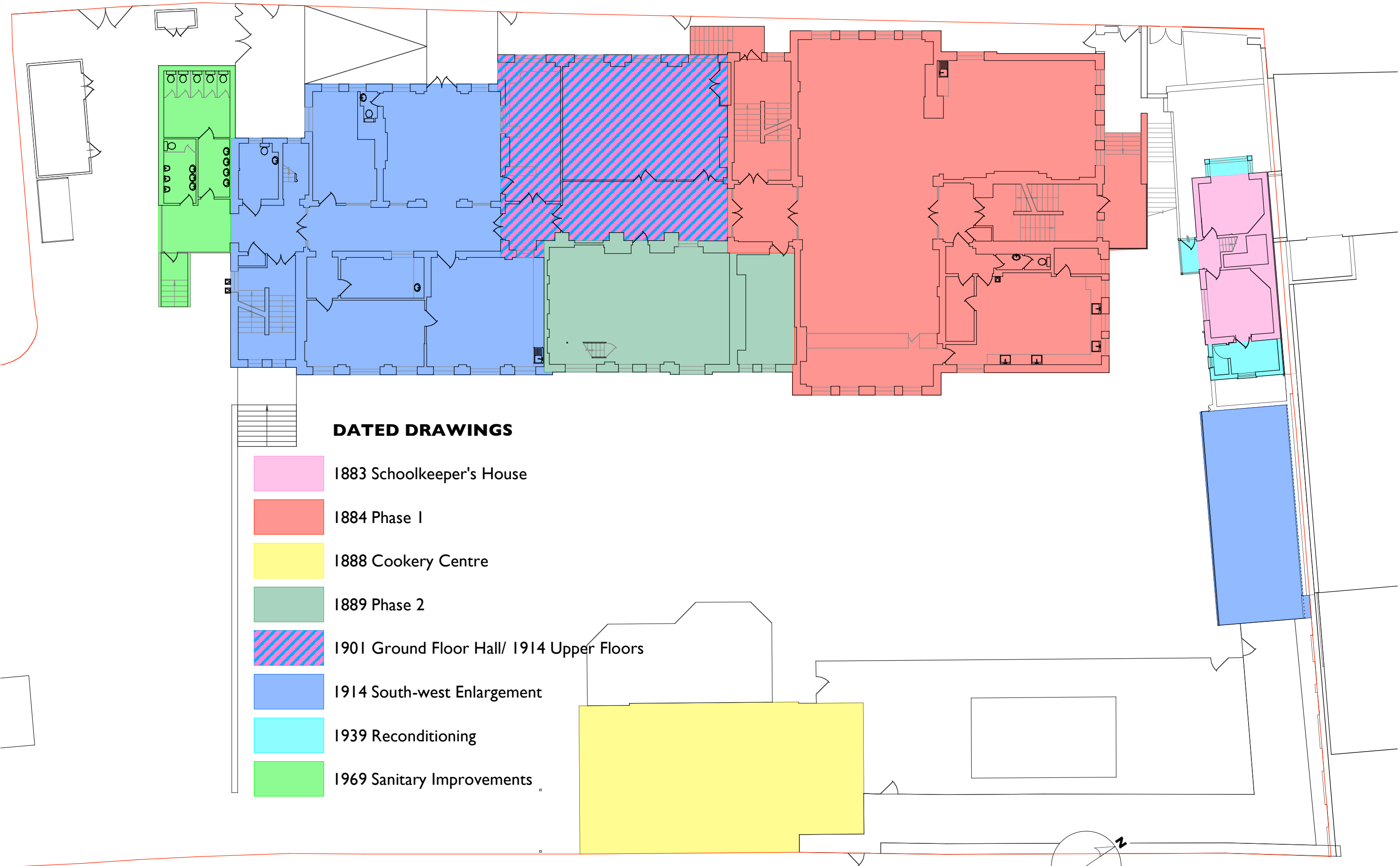
“...research ... shows that very young children need access to a learning space that enables them to experience running, jumping, stretching, climbing, pulling, pushing, crawling, sliding, turning, bending, touching, rolling, squeezing and tumbling. Equally, very young children need regular experience of being held, wrapped, stroked, squeezed and also being involved in rough and tumble play. She suggests that proprioceptive stimulation can be encouraged if resources provided within (and the layout of) the indoor and outdoor learning environment enables lifting and carrying activities, opportunities to push objects around, to sweep with brushes (often aspects of children’s early imaginative and creative play) and activities that involve a child’s muscles in heavy work as indicated above.”²

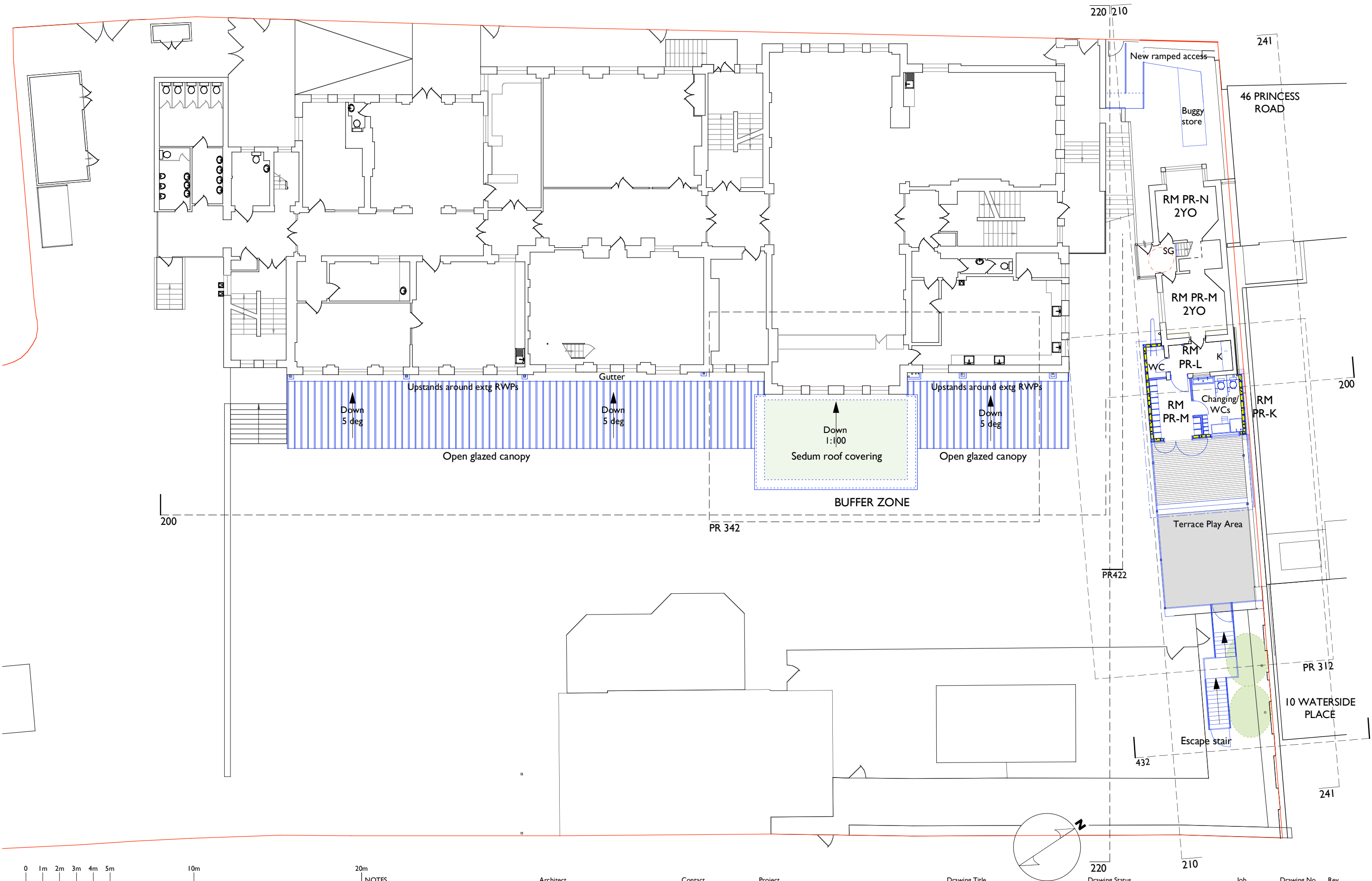
2. Implications of applying good practice in the principles of play for two year olds at Primrose Hill

The number of children will vary at any point in the day since one key principle is that there should be a free flow between the indoor and outdoor space. The maximum number of children who could be in the outdoor space at any one given time would be 20 once the provision is at full capacity, but it is unlikely that all children would, in reality, be outside together for any prolonged period, if at all.
Outdoor play will involve the activities described above, these being running, jumping, stretching, climbing, pulling, pushing, crawling, sliding, turning, bending, touching, rolling, squeezing and tumbling and rough and tumble play.
It is difficult to imagine how these types of activities could cause a major noise pollution issue in the immediate environment.

Diane Dixon
Family and Childcare Trust Consultant
May 2016

¹ National College for Teaching and Leadership, ‘Being and becoming’: under threes in focus Leadership in the early years, 2013
² ² National College for Teaching and Leadership, ‘Being and becoming’: under threes in focus Leadership in the early years, 2013 quoting Jean Ayres in Sensory Integration and the Child: Understanding Hidden Sensory Challenges (revised edition 2005)

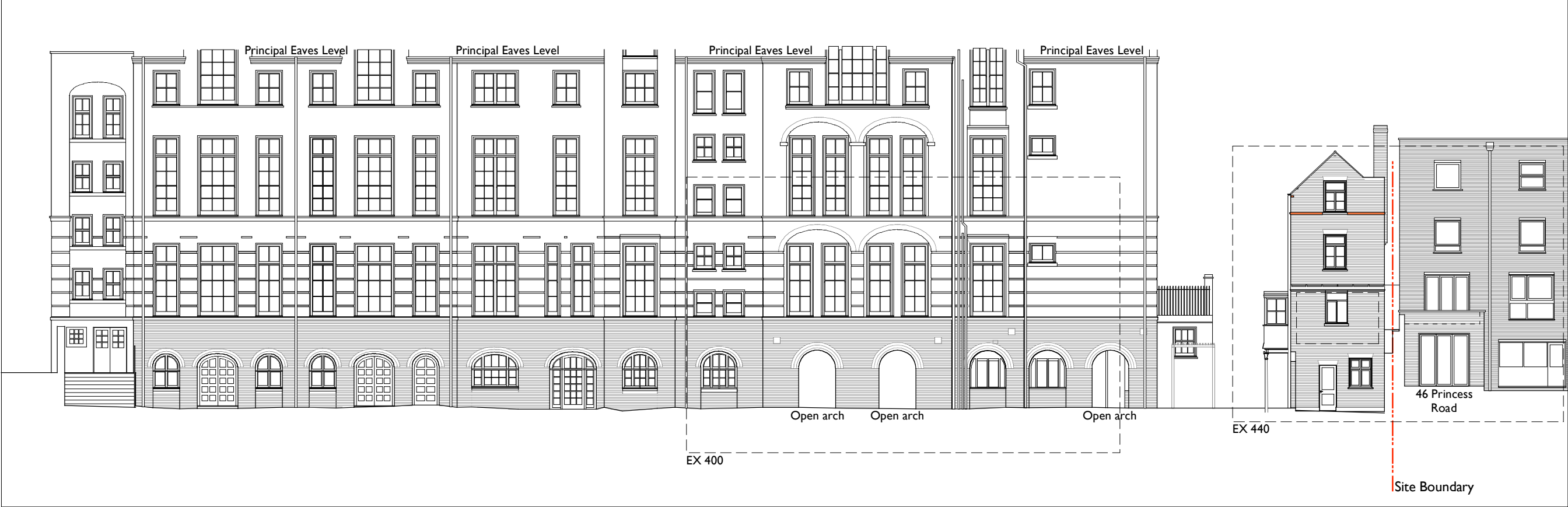




Rev	Date	Notes	Architect	Contact	Project	Drawing Title	Drawing Status	Job	Drawing No	Rev
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G	25.05.2016	ISSUED FOR PLANNING	RIBA CONSERVATION REGISTER 30 Walkerscroft Mead London SE21 8LJ	e: studio@gardenrow.net	Princess Road, London NW1 8JL	AS PROPOSED	Scale: 1:200 @ A3			

NOTES

1. Where applicable, this drawing is to be read in conjunction with specification.
2. All dimensions to be checked on site prior to commencement of works. Contractor to report back any discrepancies with site dimensions.

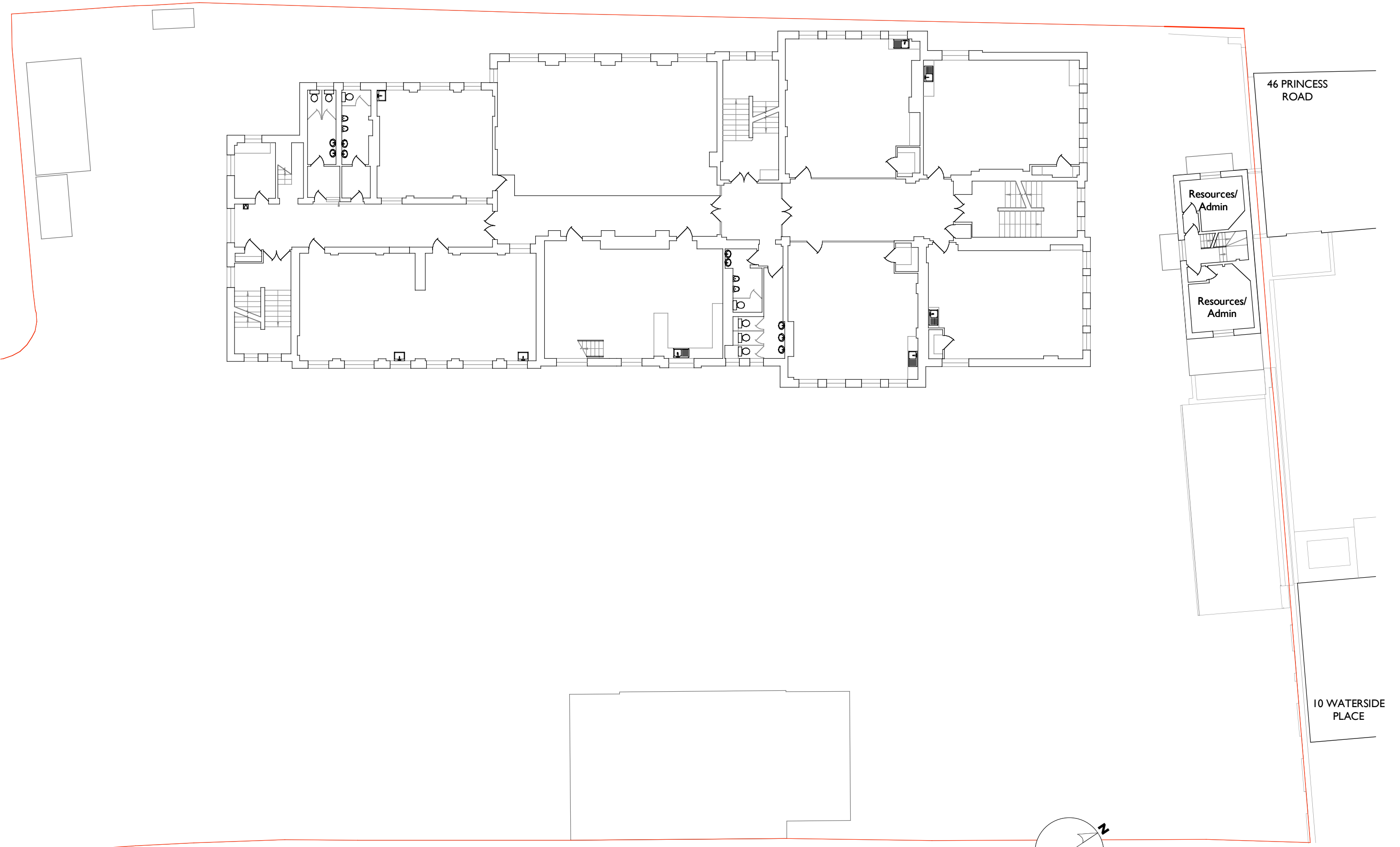


AS EXISTING



AS PROPOSED

Rev	Date	Notes	Architect	Contact	Project	Drawing Title	Drawing Status	Job	Drawing No	Rev
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G	03.06.2016	ISSUED FOR PLANNING. Glazed Canopy.	RIBA CONSERVATION REGISTER 30 Walkerscroft Mead London SE21 8LJ	e: studio@gardenrow.net	Princess Road, London NW1 8JL	S-E ELEVATION AS EXISTING / PROPOSED	Scale: 1:200 @ A3			



0 1m 2m 3m 4m 5m 10m 20m

Rev	Date	Notes
G	03.06.2016	ISSUED FOR PLANNING

NOTES
1. Where applicable, this drawing is to be read in conjunction with specification. 2. All dimensions to be checked on site prior to commencement of works. Contractor to report back any discrepancies with site dimensions.

Architect
ROBERT LOADER ARB RIBA CONSERVATION REGISTER 30 Walkerscroft Mead London SE21 8LJ

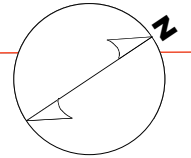
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t: 0794 880 1144 e: studio@gardenrow.net

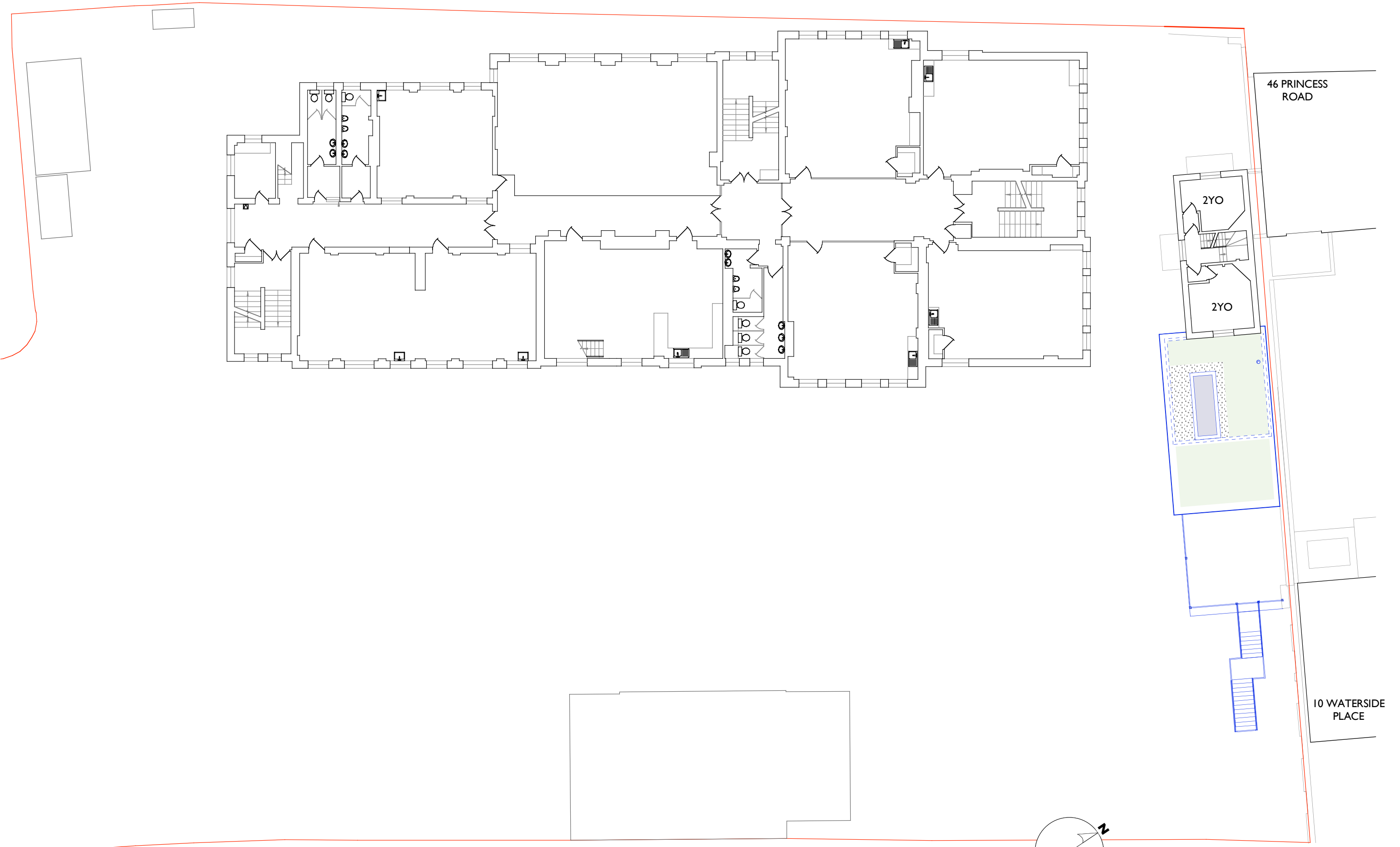
Project
Primrose Hill Primary School Princess Road, London NW1 8JL

Drawing Title
PLAN - FIRST FLOOR AS EXISTING

Drawing Status
FOR PLANNING Scale: 1:200 @ A3

Job	Drawing No	Rev
PHPS	EX120	G





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Rev	Date	Notes
G	03.06.2016	ISSUED FOR PLANNING

NOTES

1. Where applicable, this drawing is to be read in conjunction with specification.
2. All dimensions to be checked on site prior to commencement of works. Contractor to report back any discrepancies with site dimensions.

Architect

ROBERT LOADER ARB
RIBA CONSERVATION REGISTER
30 Walkerscroft Mead
London SE21 8LJ

Contact

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Project

Primrose Hill Primary School
Princess Road, London NW1 8JL

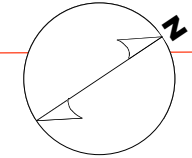
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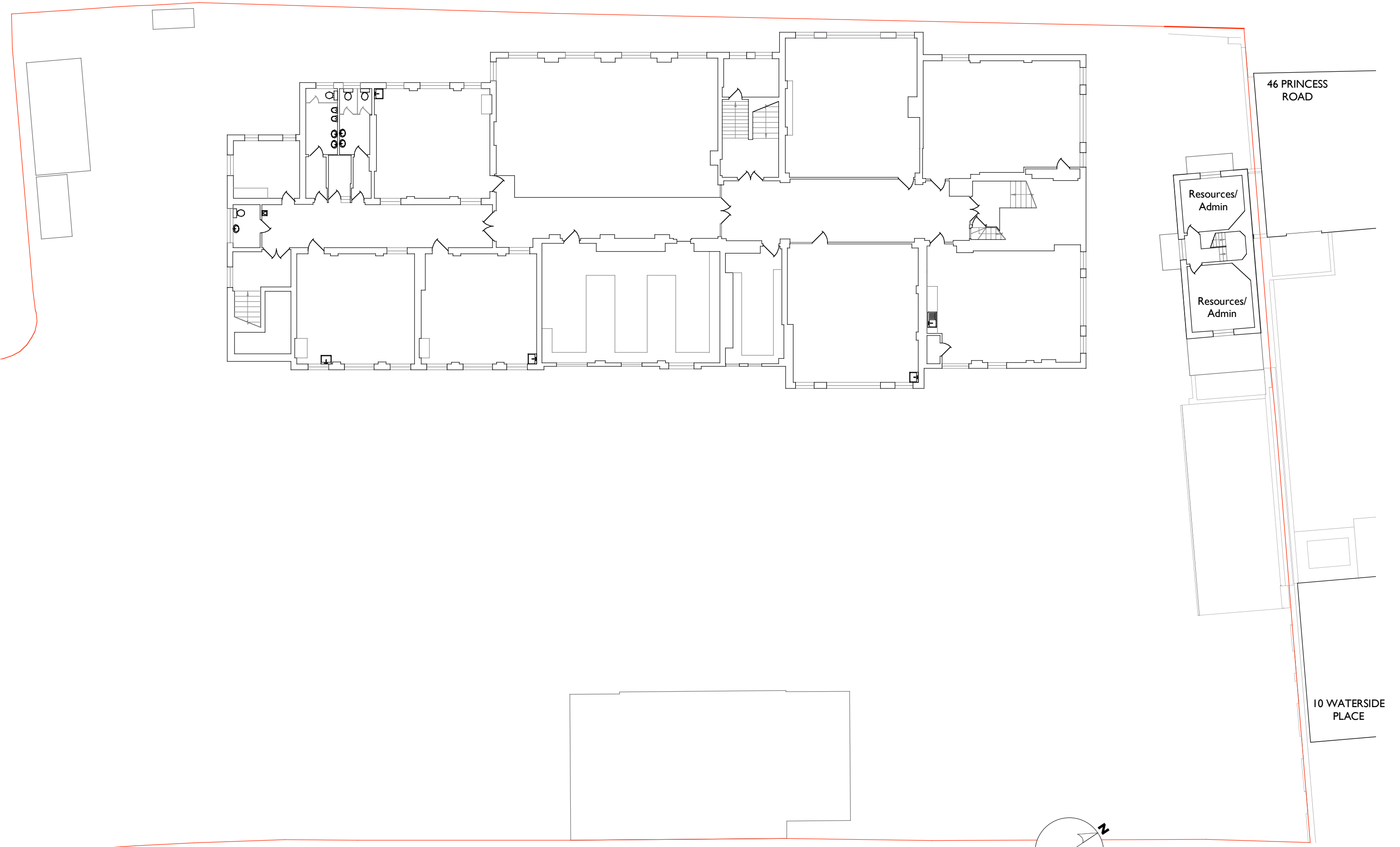
PLAN - FIRST FLOOR
AS PROPOSED

Drawing Status

FOR PLANNING
Scale: 1:200 @ A3

Job	Drawing No	Rev
PHPS	PR122	G





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Rev	Date	Notes
G	03.06.2016	ISSUED FOR PLANNING

NOTES
1. Where applicable, this drawing is to be read in conjunction with specification. 2. All dimensions to be checked on site prior to commencement of works. Contractor to report back any discrepancies with site dimensions.

Architect
ROBERT LOADER ARB RIBA CONSERVATION REGISTER 30 Walkerscroft Mead London SE21 8LJ

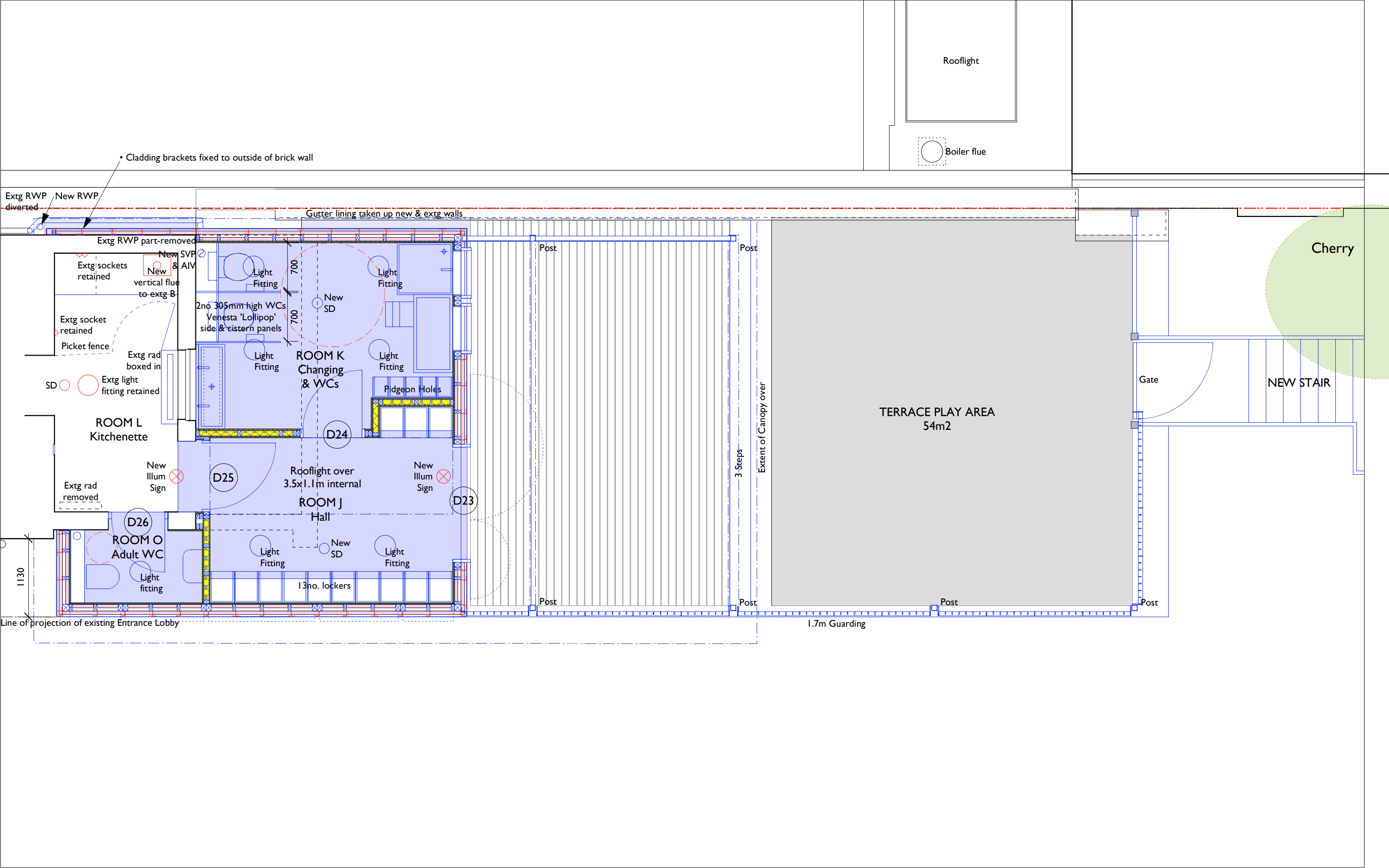
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Project
Primrose Hill Primary School Princess Road, London NW1 8JL

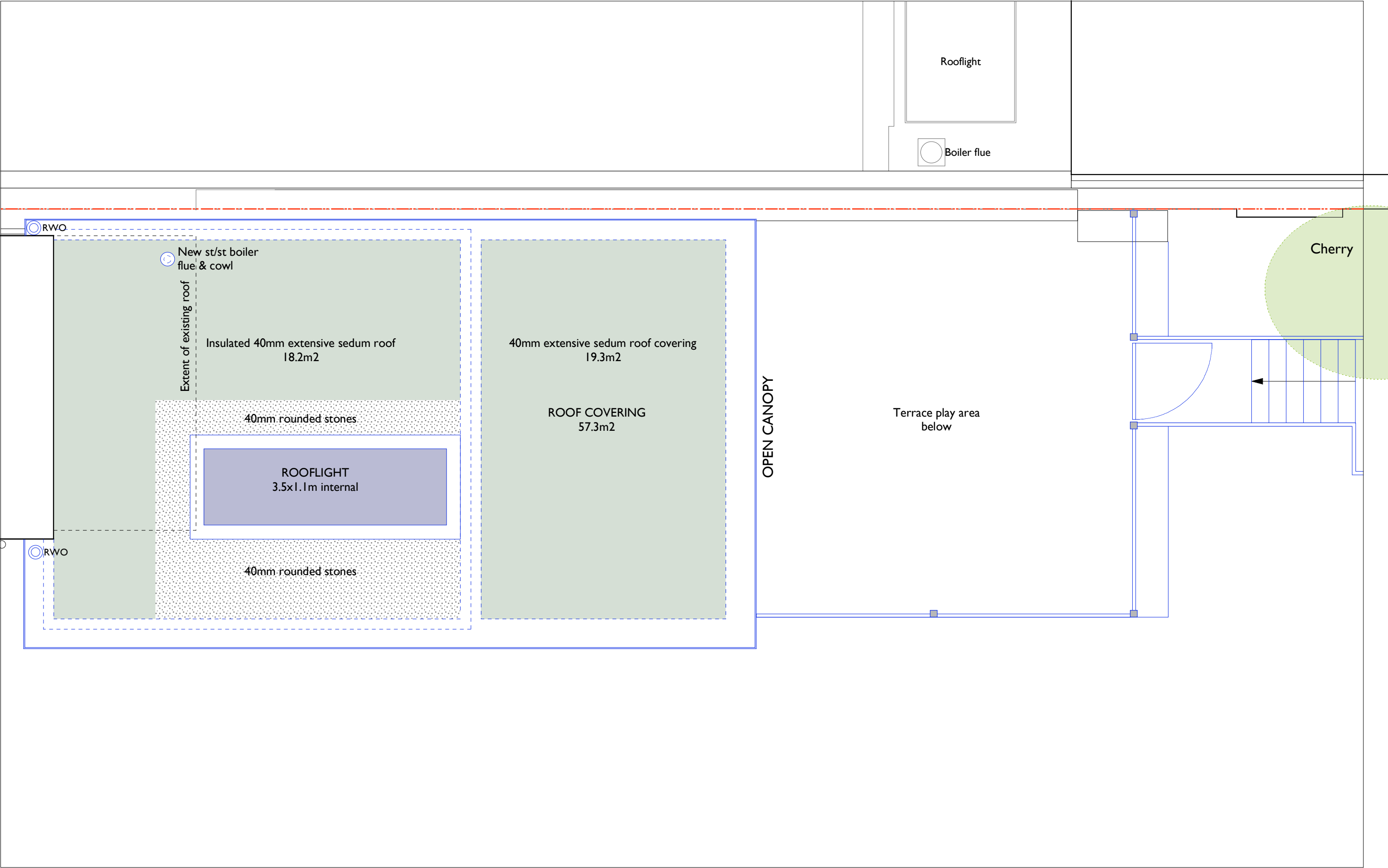
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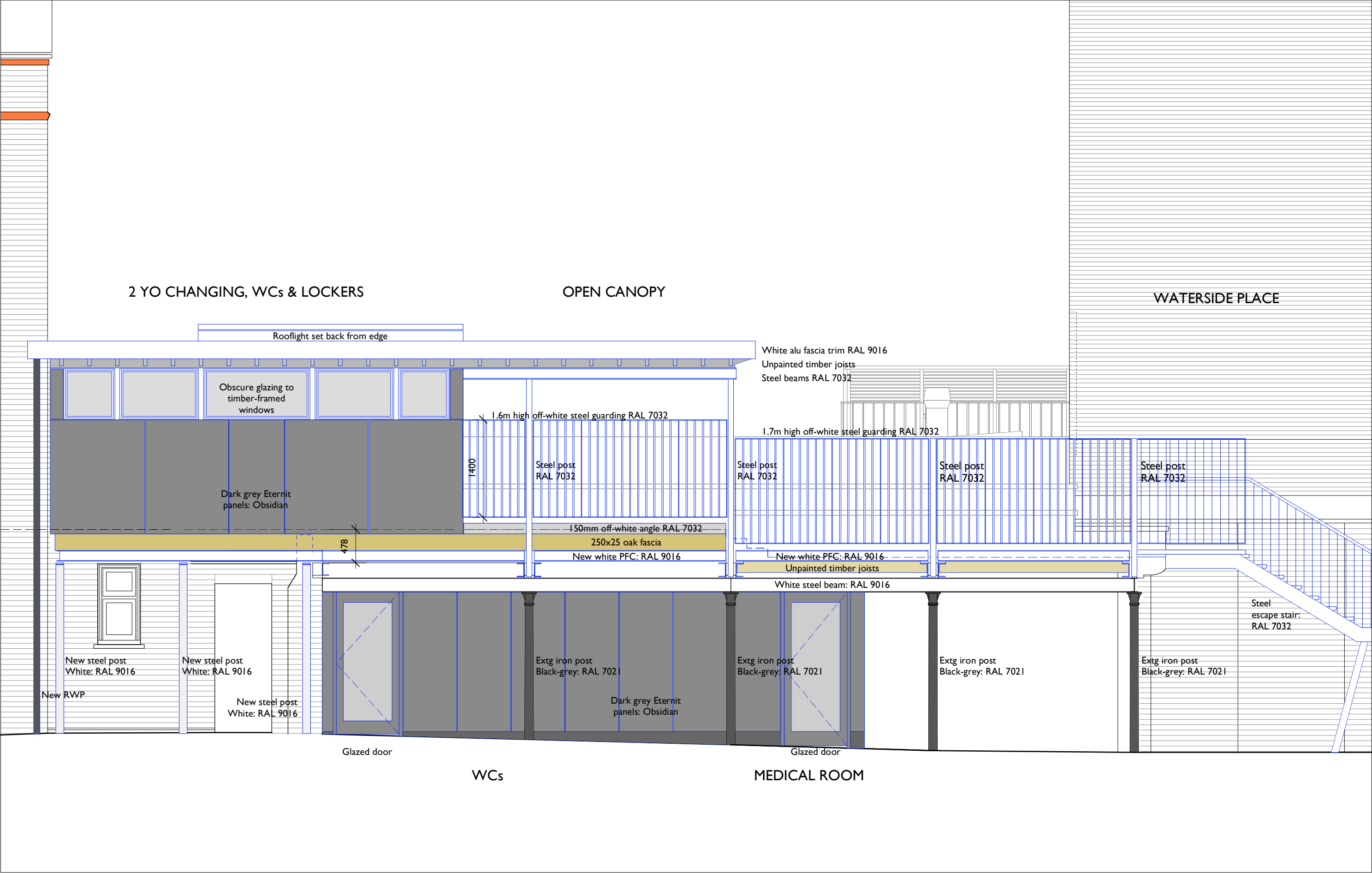
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PHPS	EX130	G



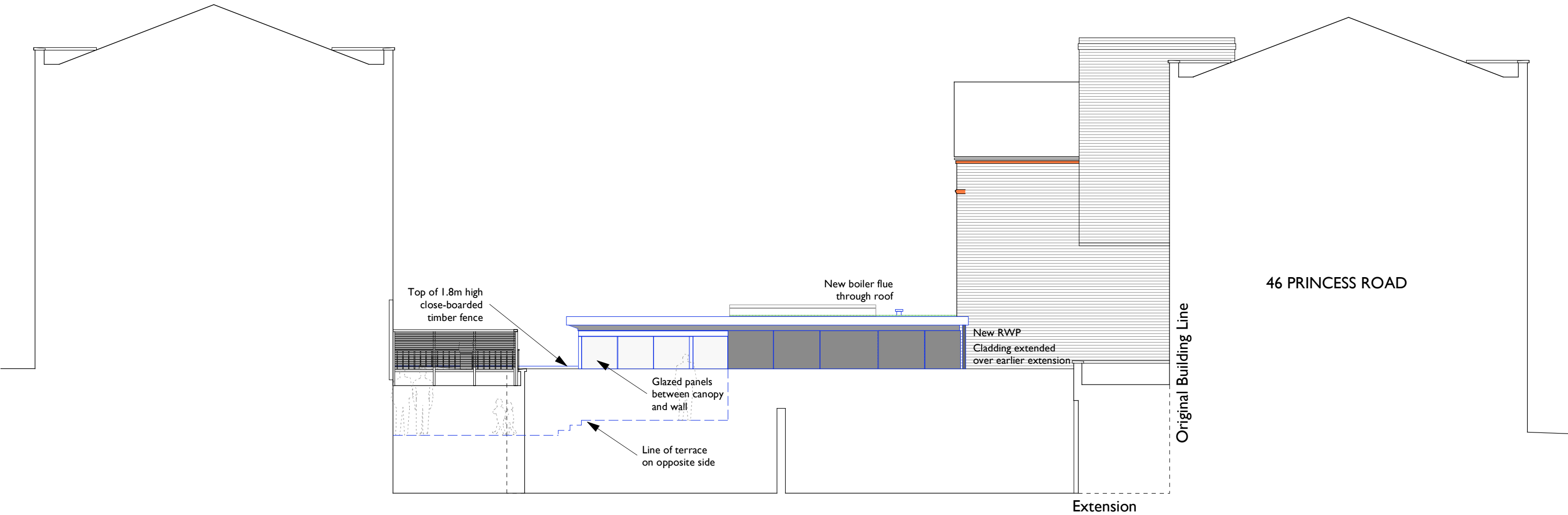
01.0m2.0m3.0m4.0m			NOTES		Architect	Contact	Project	Drawing Title	Drawing Status	Job	Drawing No	Rev
Rev	Date	Notes	1. Where applicable, this drawing is to be read in conjunction with specification. 2. All dimensions to be checked on site prior to commencement of works. Contractor to report back any discrepancies with site dimensions.		ROBERT LOADER RIBA ARB 30 Walkescroft Mead London SE21 8LJ	t: 0794 880 1144 e: studio@gardenrow.net	Primrose Hill Primary School Princess Road, London NW1 8JL	2 YO PROVISION Caretaker's House Extension Plan AS PROPOSED	FOR PLANNING Scale: 1:50 @ A3	PHPS	PR_313	G



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Rev	Date	Notes	1. Where applicable, this drawing is to be read in conjunction with specification. 2. All dimensions to be checked on site prior to commencement of works. Contractor to report back any discrepancies with site dimensions.		ROBERT LOADER RIBA ARB 30 Walkescroft Mead London SE21 8LJ	t: 0794 880 1144 e: studio@gardenrow.net	Primrose Hill Primary School Princess Road, London NW1 8JL	2 YO PROVISION Caretaker's House Extension Roof Plan AS PROPOSED	FOR PLANNING Scale: 1:50 @ A3	PHPS	PR 322	G



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G	03.06.2016	For Planning										
H	14.06.2016	For Planning: RAL code corrected.										



Rev	Date	Notes
D	19.04.2016	ISSUED FOR PLANNING
G	24.05.2016	REVISED FOR PLANNING

NOTES
1. Where applicable, this drawing is to be read in conjunction with specification.
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Architect
ROBERT LOADER ARB RIBA CONSERVATION REGISTER 30 Walkerscroft Mead London SE21 8LJ

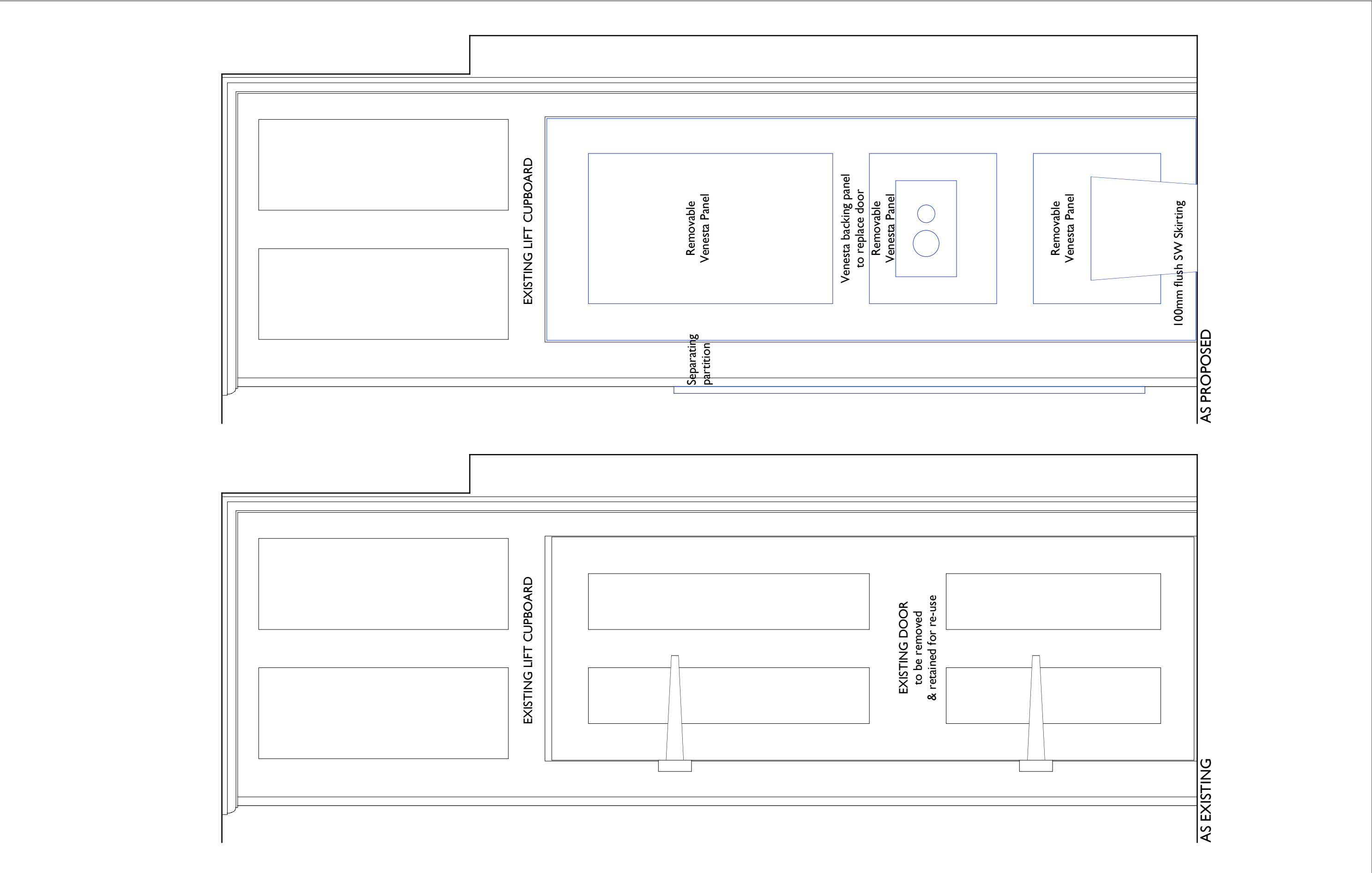
Contact
t: 0794 880 1144 e: studio@gardenrow.net

Project
Primrose Hill Primary School Princess Road, London NW1 8JL

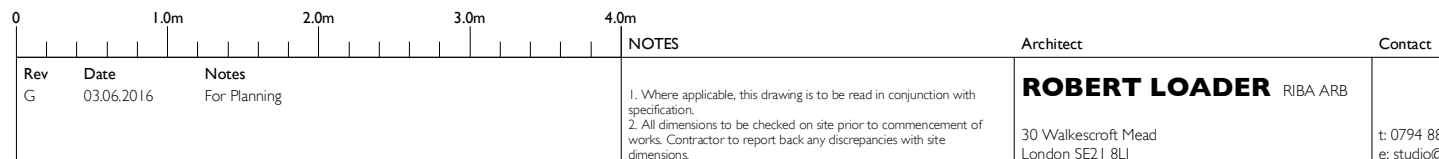
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NORTH-EAST ELEV WATERSIDE PLACE AS PROPOSED

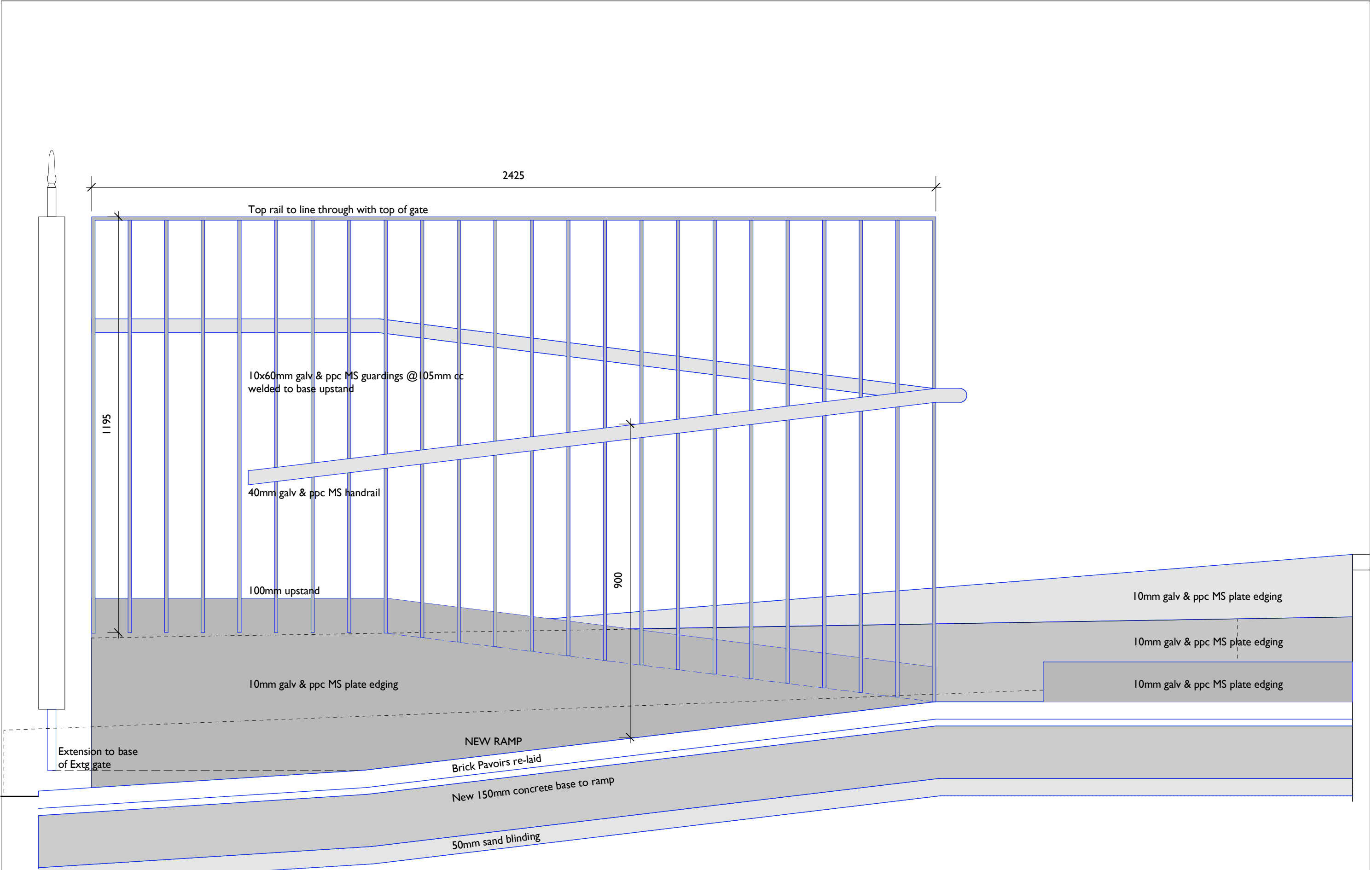
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FOR PLANNING Scale: 1:100 @ A3

Job	Drawing No	Rev
PHPS	PR242	G

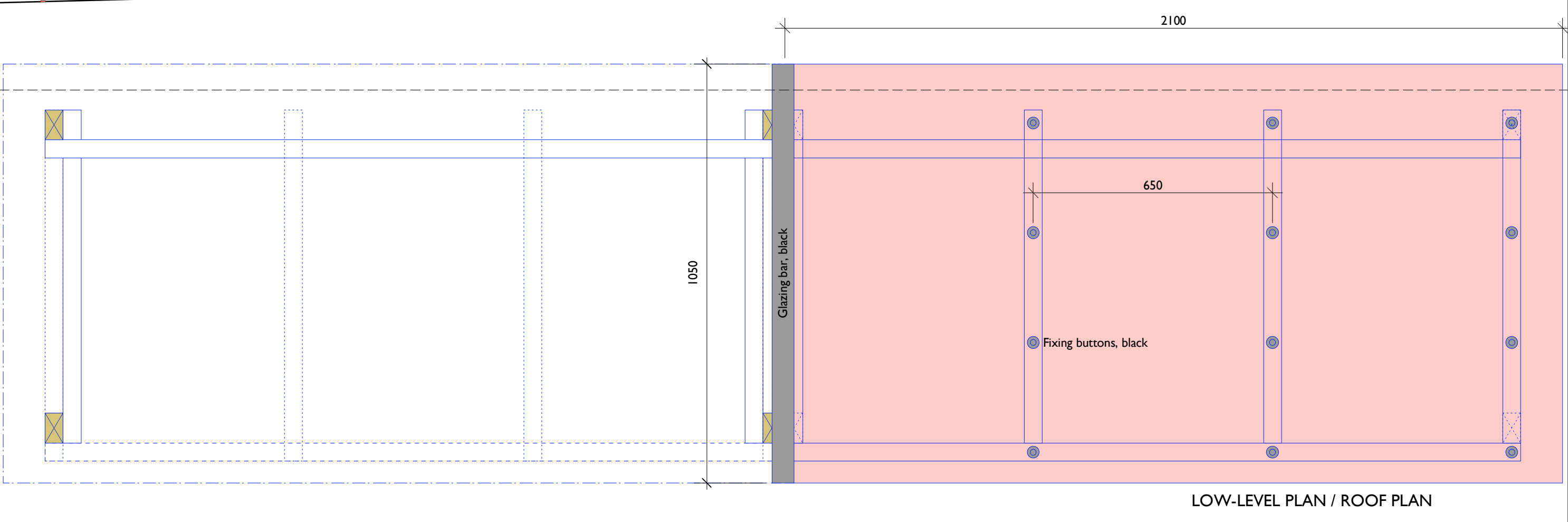
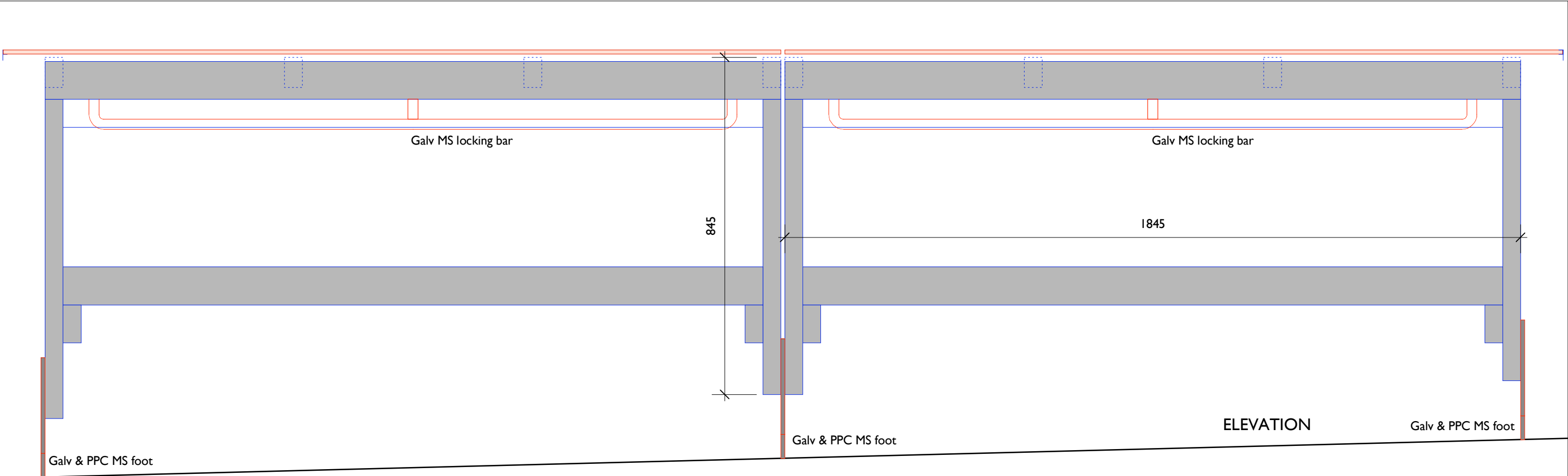


00.1 Scale			00.2 Notes		00.3 Architect		00.4 Contact		00.5 Project		00.6 Drawing Title		00.7 Drawing Status		00.8 Job		00.9 Drawing No		01.0 Rev	
Rev	Date	Notes	NOTES		ROBERT LOADER RIBA ARB				Primrose Hill Primary School		LIFT CUPBOARD / WC ELEVATION AS EXISTING / AS PROPOSED		FOR PLANNING		PHPS		PR_512		G	
G	29.05.2016	Planning Issue.	1. Where applicable, this drawing is to be read in conjunction with specification. 2. All dimensions to be checked on site prior to commencement of works. Contractor to report back any discrepancies with site dimensions.		30 Walkescroft Mead London SE21 8JL		t: 0794 880 1144 e: studio@gardenrow.net		Princess Road, London NW1 8JL				Scale: 1:10 @ A3							

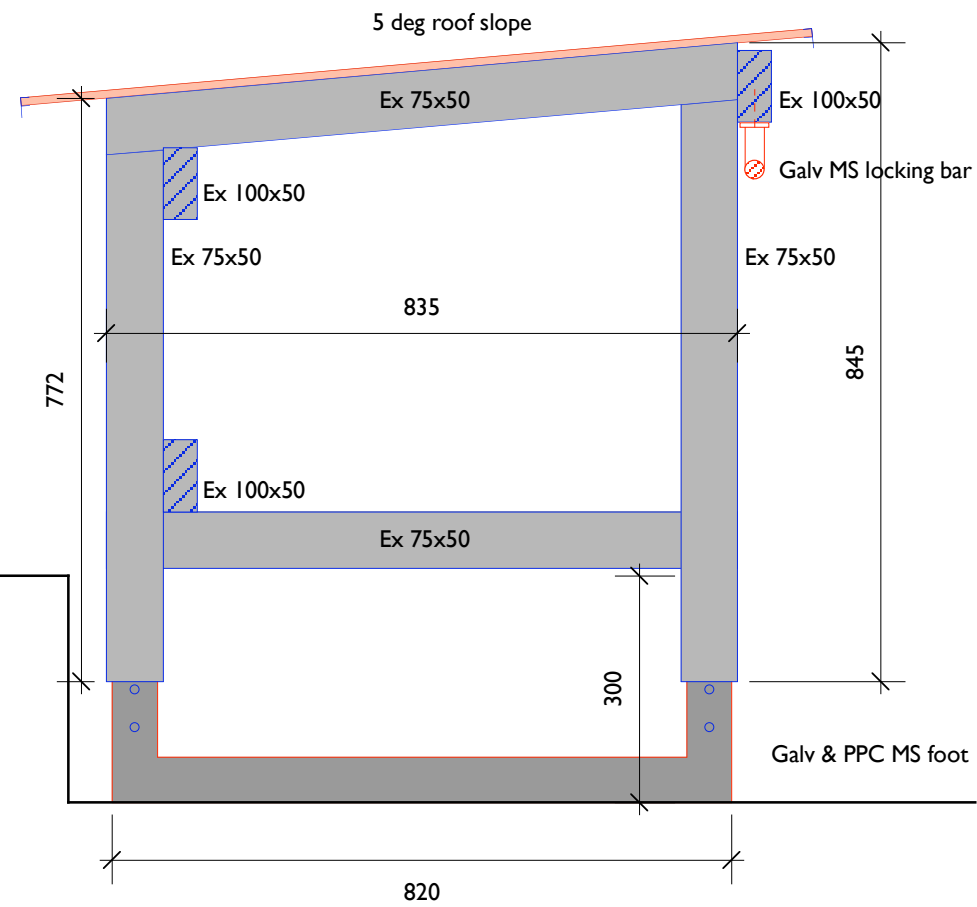




Rev	Date	Notes	Architect	Contact	Project	Drawing Title	Drawing Status	Job	Drawing No	Rev
G	03.06.2016	Tender Issue	ROBERT LOADER RIBA ARB 30 Walkescroft Mead London SE21 8LJ	t: 0794 880 1144 e: studio@gardenrow.net	Primrose Hill Primary School Princess Road, London NW1 8JL	ENTRANCE RAMP AS PROPOSED	FOR PLANNING Scale: 1:10 @ A3	PHPS	PR_522	G



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SECTION

FREE-STANDING BUGGY STORE:

- 3no fabricated base feet from 60x10mm galv & PPC (black) mild steel. Allow multiple fixing holes to allow adjustable heights.
- Superstructure from PAR ex 100x50 & 75x50 preservative-treated softwood.
- All finished SW to be stained black.
- Roof from 2100x1050x10mm twinwall polycarbonate, colour: red.
- PVC glazing bar and fixing buttons, colour black.
- F-section sheet closure profile around roof, colour: black.
- Fix 25mm galv steel locking bar to underside of front.

0 0.1m 0.2m 0.3m 0.4m 0.5m 0.6m 0.7m 0.8m

NOTES

1. Where applicable, this drawing is to be read in conjunction with specification.
2. All dimensions to be checked on site prior to commencement of works. Contractor to report back any discrepancies with site dimensions.

Architect

ROBERT LOADER RIBA ARB

30 Walkescroft Mead
London SE21 8LJ

Contact

t: 0794 880 1144
e: studio@gardenrow.net

Project

Primrose Hill Primary School

Princess Road, London NW1 8JL

Drawing Title

BUGGY STORE
SECTION
AS PROPOSED

Drawing Status

FOR PLANNING

Scale: 1:10 @ A3

Job

PHPS

Drawing No

PR_526

Rev

G

