

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.

A handwritten signature in black ink, appearing to read 'Richard Simpson', followed by a horizontal line.

Richard Simpson FSA
Chair