

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/2321/P	Richard Simpson for Primrose Hill CAAC	12A Manley Street London NW1 8LT NW1 8LT NW1 8LT	16/06/2016 15:52:45	OBJ	<p>ADVICE from Primrose Hill Conservation Area Advisory Committee 12A Manley Street, London NW1 8LT</p> <p>1 June 2016</p> <p>Primrose Hill Primary School Princess Road NW1 8JL Listed Building 2016/2321/P</p> <ol style="list-style-type: none"> <li>1. The CAAC was grateful for the opportunity to provide pre-app advice: the chair attended a site meeting on 29 April, and the CAAC agreed pre-app advice at our meeting on 4 May 2016. Our advice was sent to the applicant, but we have had no response.</li> <li>2. The CAAC considered the formal application at our meeting on 1 June 2016 and advises as follows. In summary, we have 4 grounds for objection of principle, the remainder of our advice principally addresses design issues relating to the Listed Building. On these we seek revisions which would not counter the achievement of the objectives of the scheme.</li> <li>3. Broadly speaking, the PHCAAC acknowledged the benefits of the proposals for the school and the community.</li> <li>4. 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 object to this aspect of the proposal.</li> <li>5. We also object on the grounds that the very small children could be exposed to overlooking from the adjoining houses in Waterside Place: we would seek to protect the children from this possibility.</li> <li>6. 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 object to the proposed junction.</li> <li>7. 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.</li> <li>8. We 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.</li> <li>9. We do not object in principle to the addition of the open canopy to the rear of the building, but</li> </ol>

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					<p data-bbox="1099 129 2069 188">request that it is raised to clear the brick arches which are an important element in the significance of the Listed Building.</p> <p data-bbox="1099 225 2069 316">10. 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.</p> <p data-bbox="1099 352 2024 411">On all these points the PHCAAC would be happy to see sketches of alternatives and give further advice.</p> <p data-bbox="1099 448 1317 501">Richard Simpson FSA Chair</p>

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