
Conservation Area Advisory Committee

Advisory Committee Belsize

Application ref 2016/6319/P

Address The Hall School 23 Crossfield Road London NW3 4NT

Planning Officer David Glasgow

Comments by 12 Jan 2017

Proposal Demolition of the 'Centenary' and 'Wathan Hall' buildings and erection of new four storey building with glazed link to original school building, two storey rear extension with external terrace and enlarged basement replacing the existing Wathan Hall, and enlargement of rear roof storey and insertion of three dormer windows to old school building, all in association with providing additional accommodation for the existing school use (Class D1).

Comment Yes

Observations

The committee have three areas of concern with the redevelopment proposals.

1. BULK.

This is a tight urban site and the addition of 1300m2 has necessitated a double basement and a two storey rear extension, both of which have serious impacts. Disruption during construction of basement and visual intrusion of additional bulk of the rear extension to adjoining buildings and neighbourhood.

2. LINK.

We welcome this clear definition between existing and new buildings.

However, this glazed link is partitioned off either into offices or classroom, with consequent loss of transparency and architectural clarity.

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The front roof of this link would be less intrusive if it was pulled back to grid L. There would be no cross over with existing building.

3. APPEARANCE. Existing Building.

The re-glazing of the windows does not appear to follow the existing fenestration sub-divisions.

The new rear dormer windows are out of character with the existing architecture.

An inset solution in the vertical tiled face would eliminate the need for thick flashing surrounds.

The dormer windows could be narrower if the wide central mullions were omitted.

APPEARANCE. New Building.

The front window openings are very horizontal and have wide panel sub-divisions.

The double height entrance porch is out of scale and affords little protection from the elements.

The roofs start vertically from the face of walls before pitching. This emphasises the height of the building. The extensive use of zinc draws attention to the complicated roof scape.

The dormer windows are surrounded with thick metal flashings and have excessively wide central panels.

The use of different coloured metals – zinc, bronze and lead – are not in character with the Conservation Area.

CYCLE PARKING. Not shown on drawings.

We recognise that the school's facilities need improving, but in an urban context there are limitations on what can be realistically achieved.

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We consider that these proposals are not in character with Belsize Conservation Area and that additional time be given for further design development.

D J Kelley
for
BCAAC

Documents attached

No details entered

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