

# STRIDE TREGLOWN



## Oakwood - Refurbishment

Planning, Design and Access Statement  
(Incl. Heritage Statement)

Girls Day School Trust

Stride Treglown job no.	150318
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Date	05.04.17
Revision	A



## Revisions

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Revision	Description
Rev A	Issue for Listed Building Consent

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# 1. Introduction

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## 1.1. The Application

This Planning, Design and Access Statement (incl. Heritage Statement) is submitted in support of an application for Listed Building Consent for the refurbishment of the second and third floor of the Oakwood Building at South Hampstead High School. The works involve the removal of some of the existing internal walls within the third floor of the building and the heritage impact of the works are justified within this report.

## 1.2. Site Location and Description

The Oakwood building is home to the Sixth Form section of the South Hampstead High School which is located on the Northeast corner of the school campus on Maresfield Gardens. Supposedly built as a home for the Debenhams's Family in the late 19th Century, the building has since been adapted and repurposed during the building's later occupation by the Territorial Army. The subject building came into the possession of the Girls' Day School Trust in the late 1980s and since then the building has been used as a secondary school.

The building is Grade II listed and has some outstanding architectural features, particularly notable in the main entrance hallway. Many of the other areas of the building are less noteworthy and have fewer features of architectural or historic merit. The building however has suffered from a lack of investment for many years, made more apparent by the new £35m senior school building adjacent. The building has benefited from a new roof and external redecoration in 2014 however the interior has not been addressed for some time.

The building comprises of three dedicated teaching spaces, a reprographics department, plant, storage, social and office space. The loft space on the third floor is currently used as a store for the school archives, IT equipment and the water tanks for the building.

The proposal of this project is the refurbish the second and third floors of the property to bring the underutilised sections of the upper floors back into use, providing offices for both teaching and non-teaching members of staff. The third floor will undergo redecoration, however will remain largely unchanged.

There are aspirations to refurbish the lower parts of the building to improve the Sixth Form as a whole, however bringing the upper floors in to more efficient use as teaching areas and associated office space is the main priority for the school at this stage. It is likely that pre-application advice will be sought for the works to the three lower floors towards the end of 2017 (subject to Trust approval).

## 1.3. Existing Building

### Internal Layout

Oakwood Hall was originally designed as a large private residential property and has been modified to suit its activity. Issues with poor and excessive circulation areas, disconnected, fragmented and small activity spaces, redundant rooms, incoherent levels and deficient working environments are evident.

### Lower Ground Floor

The lower ground floor rooms are a good size and well-proportioned however existing loadbearing structures create obstructions. Maintenance areas are disconnected from the rest of the lower ground level

and sit in isolated on the North East quarter of the building. Natural lighting is limited due to the level of the lower ground floor and circulation is dark winding and apportioned, creating a 'labyrinth' feel.

### **Ground Floor**

The former main entrance hall is grand and opulent with the intricate decorative mouldings, timber panelling, architrave and cornice. This detailing continues throughout the ground floor. The activity areas are distinctive with good levels of natural light and - in isolation - are well-proportioned rooms. However they provide little interaction with other rooms and appear cluttered and underutilised.

### **1st floor**

The first floor arrangement has similar issues of excessive circulation space, unusually sized rooms, changes in floor level and a disjointed hierarchy of spaces. The relationship between teaching spaces and staff offices appear to be disconnected and sporadically placed.

### **2nd floor**

The Eastern half of the second floor is currently being used for storage space and largely lies vacant. Restrictions to clear headroom height created by the roof pitch impact upon the quality of useable space for teaching at second floor level. The rooms, similar to the floors below are varied in size and proportion, disjointed and are split across different levels. The separate access stair to the eastern side of the building adds to the circulation space and acts as a fire escape via a cross passage through the vacant / storage spaces from current activity spaces.

### **3rd Floor**

A small storage space at third floor level is inadequate as a teaching space due to its small size and restricted head height, a small hatch allows access onto the roof of the building.

## 2. Proposed Works

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The following works are proposed and detailed on the attached proposed drawings (ending 01023 and 01024).

### 2.1. Internal Refurbishment / Redecoration

The rooms located on the second and third floors will be redecorated with new floor finishes throughout. The new bathrooms will be fitted out with new sanitaryware and tiling around the sink areas. The windows and window furniture are in a good condition, but there may be a need for small repairs and repainting of sill boards and window frames.

### 2.2. Demolition

On the second floor some internal partitions and loadbearing walls are currently being proposed to be demolished to allow for the creation of large open plan offices and for the creation of an improved circulation and three WCs. The majority of these walls are lightweight partitions which were likely to have been introduced when the building was occupied by the Territorial Army Volunteer Reserve Centre.

In order to open up the North-Western side of the second floor, a chimney and loadbearing wall is to be demolished. The load from the third floor will be supported by a new steel beam and column as indicated on the proposed plans.

To the South-Eastern side of the second floor an opening is to be created between the smaller room (02.11) and the larger room (02.12) to connect the two spaces and allow for improved functionality for the school support staff.

## 3. Planning Context

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### 3.1. Planning Policy

### 3.2. Introduction

3.2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning decisions to be made in accordance with the Development Plan unless material considerations indicate otherwise.

3.2.2 The current adopted Development Plan for Camden includes:

- The London Plan (Published 2016);
- Camden Core Strategy (adopted 2010) - covering the period 2010-2025;
- Camden Development Policies (adopted 2010);

3.2.3 The Council has prepared a draft Local Plan which is not yet adopted so can only be given limited weight in planning terms, however it has been submitted for examination so is relatively 'mature', and hence can be given increasing weight as it nears prospective adoption.

3.2.4 The Council has produced a series of Supplementary Planning Documents and Guidance (SPD and SPG) have been produced alongside the Development Plan and expand upon the policies within it. Perhaps the only specifically relevant of these is the Camden Planning Guidance SPG which covers a comprehensive range of issues including amenity, sustainability and design.

3.2.5 National planning guidance is provided within the National Planning Policy Framework (NPPF) published in March 2012 and so post-dates the current adopted Development Plan.

#### **Design and Heritage**

3.2.6 The National Planning Policy Framework (NPPF) provides that the Government's national planning policy on the conservation of the historic environment and design. In respect of information requirements for applications, it sets out that:

3.2.7 *"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance".*

3.2.8 In relation to design, the NPPF states that good design is a key aspect of sustainable development noting that development should respond to the local vernacular and history reflecting the identity of local surroundings and materials whilst not restricting appropriate innovation in design (para. 58).

3.2.9 With the Camden Development Plan, the Design and heritage-related policies of relevance to the subject proposal include the following:

- Core Strategy Policy CS14 which requires a high standard of design that respects local context and character and preserves and enhances heritage assets and their settings.



- 3.2.10 Policy DP25 of the adopted Development Policies Document seeks to protect the borough's listed buildings via preservation or enhancement. The policies notes that the Council will only grant consent for a change of use or alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the building.
- 3.2.11 The Development Policies development plan document identifies that the listed nature of a building does not preclude the development of inclusive design solutions, but that the Council expects sensitivity and creativity to be employed in achieving solutions that meet the needs of accessibility and conservation (para. 25.14).
- 3.2.12 The design proposals fully accord with these design and heritage policies. Careful consideration has been given to the works to minimise impact on the original fabric of the building whilst providing high quality learning and teaching environments which will secure the continued use of the building. *[ROB - TBC]*

### 3.3. Planning History

The Council's records show a variety of planning applications, listed building consent applications and Conservation Area consent application as well as applications for works to trees in the Conservation Area.

The majority of these works are related to operational school developments, but also to the major demolition and rebuild of the main school site on Maresfield Gardens, approved in 2010.

The following applications are considered of particular interest.

- Application reference 2010/5484/L – alterations to the existing walkway linked to the Oakwood Building (approved 2011)
- Application reference 2010/5483/C - Demolition of the existing buildings at 3 Maresfield Gardens and 31 College Crescent (approved 2011)
- Application reference 2012/6843/C - Demolition and rebuilding of the existing front boundary wall and railings along Maresfield Gardens from Trinity Walk in connection with existing school (Class D1). (Approved 2013)
- Application reference 2010/5482/P - Construction of new three and four storey school building, plus two storey basement and alterations to Waterlow Building and covered walkway, following the demolition of the existing buildings at 3 Maresfield Gardens, 31 College Crescent (Moon & Sixpence) and stair towers of the Waterlow Building. (Use Class D1)
- Application reference 2009/2386/L - Internal alterations comprising demolition of partitions, replacement of doors and replacement of glazed screens to school at basement level (Class D1). (Approved 2009)
- The latter application appears to be one of the few for works to the interior to the listed building. Unfortunately it related to basement works and the officer's report notes this element of the building had already been significantly modified so we obtain little guidance on the Conservation Officer's view of other areas of the building and their heritage value.

## 4. Heritage Statement

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### 4.1. Significance of the Heritage Assets

The Oakwood Building is a Grade II Listed Building located within the boundary of South Hampstead High School. The list description details are as follows (full listing can be found within Appendix A);

*'TQ2684NE FITZJOHN'S AVENUE 798-1/50/437 (East side) 14/05/74 No.1 South Hampstead High School (Formerly Listed as: FITZJOHN'S AVENUE No.1 TAVR Centre)*

*House, now converted to a school, on a corner site with entrance front to Maresfield Gardens. c1883. By JJ Stevenson probably for Frank Debenham, the store magnate. Red and yellow brick with terracotta dressings. Tiled gabled roofs with dormers and tall brick chimneystacks with moulded brick patterning and cornices. 3 storeys and attic. Irregular fenestration. Entrance front of 3 bays. Central recessed bay with doorway approached by steps with cast-iron railings and wooden 1st floor balcony having turned balusters and large central shaped bracket; flanking bays with Flemish gables, right hand has cartouche in gable and left hand with chimney rising from the ground floor having an enriched terracotta plaque and, set diagonally across angle, a full height bay window. Fitzjohn's Avenue front with full height canted bay.*

*INTERIOR: not inspected. HISTORICAL NOTE: originally known as Oakwood Hall, the house has connections with the Oakwood Property Company owned by Debenham and (Sir) Edwin Lutyens; Lutyens was engaged in 1908 to make alterations described as a "terraced shelter", not now detectable. From the 1950s until the late 1980s in use as a TAVR (Territorial Army Volunteer Reserve) centre.'*

Given that the interior of the building was not inspected it is assumed that the listing is due to the external appearance of the building *and or the building's special significance*. Although the interior is not specifically mentioned within the listing, *this may have been because the building was not able to be inspected, perhaps connected to its use by the Territorial Army at the time of its listing, in 1974.*

Parts of the interior do present some *high quality features of architectural merit*, especially the ground floor entrance hall and main staircase. Images below show the wood panelling and intricate ceiling present in the entrance hall at ground floor level.



## 4.2. Impact Assessment

The building is Grade II listed. The interior of the building is not mentioned within the listing, however there are some high quality original interior features on the ground floor and within the main staircase. The works proposed to the second floor effect an area of the building which has very few original features and has been remodelled in the mid to late 1900's. The modifications to the interior of the second floor will create an open plan arrangement suitable for administrative school use and will free up the lower floors for classrooms and teaching space, allowing the continued use and maintenance of the building by the school for years to come.

The interior of the second and third floor have been fitted out in a modern style with modern fixtures and fittings and the proposed interior redecoration and fit out will therefore not have a negative impact on the features of special interest within the building.

The reception room on the ground floor and primary staircase are considered to provide the key elements of historic value and architectural merit. These elements of the building do not form part of the building to be altered and remain outside the scope of this application.

### Impact on Conservation Area

The proposed works are contained within the upper floors of the building and are not visible from the exterior. There is therefore no adverse impact on the Conservation Area.

## 5. Summary

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The proposals have considered the listed building in their design.

## 6. Appendix A - Full Listing

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The listing for the building is as follows;

SOUTH HAMPSTEAD HIGH SCHOOL

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: SOUTH HAMPSTEAD HIGH SCHOOL

List entry Number: 1078348

Location SOUTH HAMPSTEAD HIGH SCHOOL, 1, FITZJOHNS AVENUE

The building may lie within the boundary of more than one authority.

County: Greater London Authority

District: Camden

District Type: London Borough

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 14-May-1974

Date of most recent amendment: 11-Jan-1999

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 477281

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

## Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

## History

Legacy Record - This information may be included in the List Entry Details.

## Details

### CAMDEN

TQ2684NE FITZJOHN'S AVENUE 798-1/50/437 (East side) 14/05/74 No.1 South Hampstead High School  
(Formerly Listed as: FITZJOHN'S AVENUE No.1 TAVR Centre)

### II

House, now converted to a school, on a corner site with entrance front to Maresfield Gardens. c1883. By JJ Stevenson probably for Frank Debenham, the store magnate. Red and yellow brick with terracotta dressings. Tiled gabled roofs with dormers and tall brick chimneystacks with moulded brick patterning and cornices. 3 storeys and attic. Irregular fenestration. Entrance front of 3 bays. Central recessed bay with doorway approached by steps with cast-iron railings and wooden 1st floor balcony having turned balusters and large central shaped bracket; flanking bays with Flemish gables, right hand has cartouche in gable and left hand with chimney rising from the ground floor having an enriched terracotta plaque and, set diagonally across angle, a full height bay window. Fitzjohn's Avenue front with full height canted bay.

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## 7. Appendix B - Photographic Survey

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### 7.1. Second Floor - Room number 02.12 - Vacant Store

Vacant store to be converted to office space.



## 7.2. Second Floor - Room number 02.9 - Circulation

Circulation facing kitchen. Door to the right to be infilled with studwork and boarded with skim plaster finish. Wall facing camera to be removed and relocated as shown in proposed floor plan 01023.



### 7.3. Second Floor - Room number 02.8 - Bathroom

Current bathroom to be converted into a kitchenette / tea point





#### 7.4. Second Floor - Room number 02.9 - Circulation

Circulation within Eastern part of Second floor. Part of studwork wall to the right to be demolished and door removed to open up space.



**7.5. Second Floor - Room number 02.13 - Bed Two**

Photograph showing studwork wall to the left of the image which will be taken down to open up the space for school office use.



## 7.6. Second Floor - Room number 02.11 - Kitchen

Existing kitchen to be converted into office space



### 7.7. Second Floor - Room number 02.14 - Circulation

Main staircase to the second floor, no proposed changes to this area of the building other than redecoration of the walls and ceilings.



**7.8. Second Floor - Room number 02.15 - Classroom**

Classroom to be converted into teaching office



**7.9. Second Floor - Room number 02.16 - Psychology / Economics Office**

Staff office to be converted into open plan office space. Door in the image is into 02.17 store and is proposed to be removed.



**7.10. Second Floor - Room number 02.10 - Circulation**

Gate at base of staircase to third floor. Gate to be removed and replaced with studwork wall.



7.11. Third Floor - Room number 03.4 - Lobby

Lobby / landing space within the third floor, internal decoration only.





**7.12. Third Floor - Room number 03.2 - Storage**

Current storage within the third floor area. Decoration only to this area.



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