
**FIRE COMPARTMENTATION WORKS
AT
NEW END PRIMARY SCHOOL,
STREATLEY PLACE,
HAMPSTEAD, LONDON, NW3 1HU**

Job No. 811751
18th June 2018

**DESIGN & ACCESS STATEMENT
For
PLANNING APPLICATION**



a multi-disciplinary practice of:

architects
•
building
surveyors
•
building services
consultants
•
planning supervisors
•
interior designers
•
property & facilities managers

INTRODUCTION

This statement has been prepared at Planning Application stage of the project based on detailed plans and this will be further developed as is felt appropriate.

The standards that are being used are:

- BS 8300: 2001 Design of Building and their approaches to meet the needs of disabled people.
- The Building Regulations 2000, Part M: Approved Document 2004.
- Planning and access for disabled people a good practice guide – Office of the Deputy Prime Minister, 2003.
- Disability Discrimination Act 1995.

The applicants and their designers are conversant with their responsibility to provide a fully inclusive environment.

1.0 The Development

New End Primary School is a thriving privacy in the heart of Hampstead.

The proposed scheme is to upgrade the fire compartmentation to various areas of the school as follows:-

- (i) Main Building – Upgrade of ceilings and fire doors to Basement Store Rooms.
- (ii) Main Building – Upgrade of wall between the Basement Boiler Room and the Music Room, and also the creation of a fire compartment enclosure around the Electrical Intake located in the Basement Boiler Room.
- (iii) Main Building – Replacement of defective fire doors to both Staircases.
- (iv) Old Coach-house – Provision of a compartment ceiling to the lower ground floor area below the residential flat located on the floors above.

2.0 Car Parking

The proposed works do not affect or alter existing car parking capacity on the site.

3.0 Accessibility

The philosophy of the design of the development is to be as fully inclusive as possible and this includes, but is not limited to, the needs of people with disabilities and people with restricted mobility. The nature of the building and the extent of the works will of course be restrictive in the extent of this but the aim is to cater for a range of people and their disabilities.

The works will not change or have any effect on accessibility.

4.0 Entrances

The works will not change or have any effect on the entrances.

5.0 Background

New End Primary School is Grade 2 Listed having been listed on 19th December 1988. The List entry Number is 1322110.

Below is the Summary of the Listing details:-

Primary school. c1906. By TJ Bailey and the LCC Architect's Department, Schools Branch. Red brick; front of yellow brick with red brick pilasters and dressings. Gabled old tile roof with stone capped brick stacks. Edwardian Baroque style. EXTERIOR: 4 double height stories, 4-window range central block flanked by projecting wings of 8 stories and attics with 2-bay facades. 2 semicircular arched entries to centre, with triple keystones, divided by pilaster with scrolled pediment over stone plaque. Central block has brick pilasters with stone triglyph friezes from second floor level to segmental-arched stone frieze beneath moulded stone cornice; tall brick parapet. Red brick flat arches to transom and mullion windows with small panes. Projecting wings have square-headed doorways set in wide stone architraves with bracketed flat hoods. Red brick flat arches to paired 4-pane sashes set between brick pilasters with stone triglyph capitals carrying semicircular arches of Flemish gables with carved stone coping and carved stone oeil-de-boeuf windows. Red brick rear elevation with grouped windows having small panes to centre, the top floor with pediments. Projecting wings have brick pilasters with stone triglyph capitals at angles supporting ashlar piers with shaped cornices flanking large segmental-arched Ipswich windows with tall alternating red brick and stone voussoirs and carved Baroque-style keystones; hipped roofs with segmental dormers and tall finials. INTERIOR: not inspected.

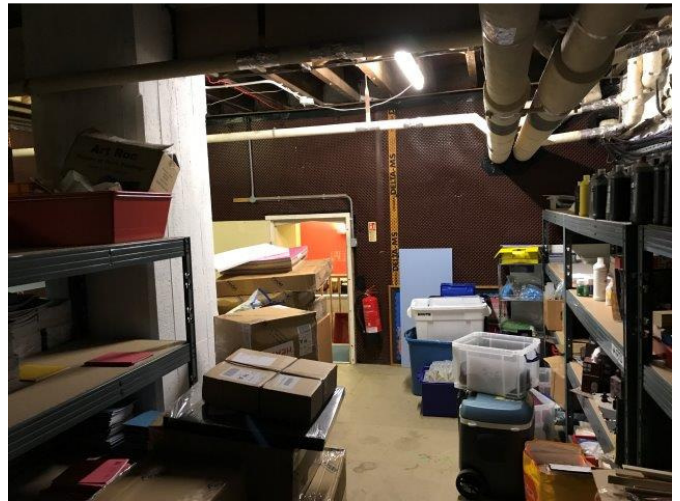
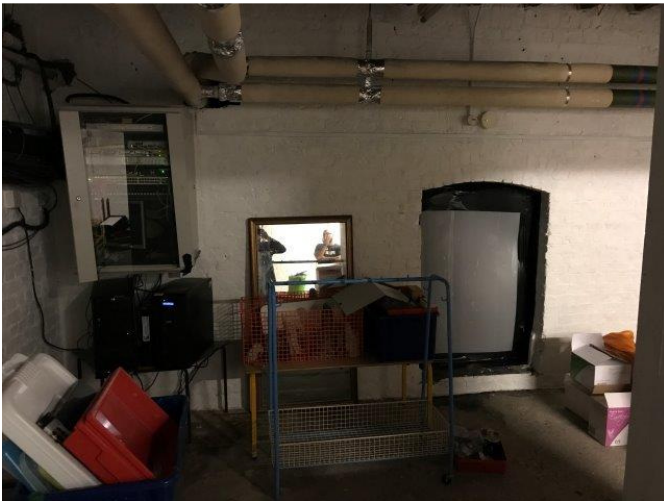
6.0 Design

The scheme is four main elements. Existing & Proposed floor plan drawings 811751/01A, 02A, & 03 are included with this application to illustrate the proposals. Photographs of the existing building are included within each section below to illustrate the existing arrangements.

6.1

Main Building – Upgrade of ceilings and fire doors to Basement Store Rooms.

Refer to drawing 811751/01A



Proposal:

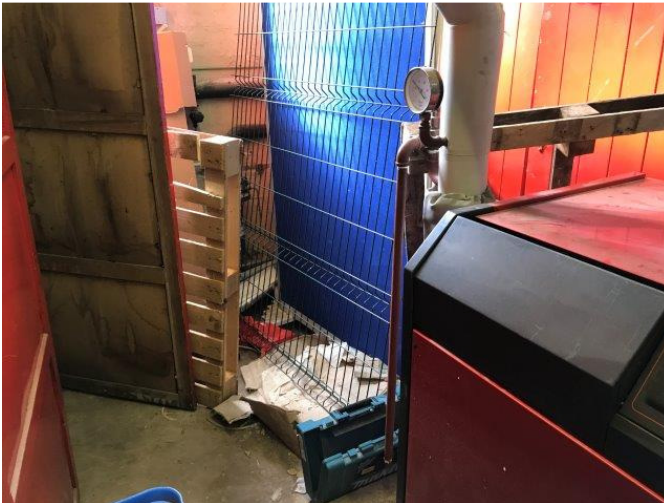
Ceilings will be lined with 2No layers of 12.5mm Fireline plasterboard fitted to the underside of the existing timber joists and taken around the existing steel downstand beams. These ceilings will then be skimmed and painted white. New one hour fire resistant 54mm thick solid core painted plywood faced timber doors will be installed to the existing openings between the various Basement Store Rooms set in new painted hardwood timber door frames.

New flat bed 300mm wide x approx. 1400mm long LED lights will then be fitted to these new ceilings to give sufficient lighting.

6.2

Main Building – Upgrade of wall between the Basement Boiler Room and the Music Room, and also the creation of a fire compartment enclosure around the Electrical Intake located in the Basement Boiler Room.

Refer to drawing 811751/01A



Proposal:

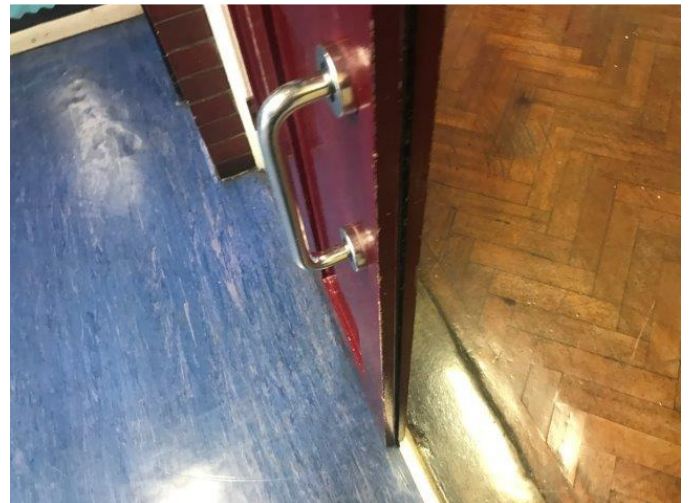
The wall between the Boiler Room and the Music Room will be lined with 2No layers of 12.5mm Fireline plasterboard fitted to the existing wall on the Music Room side. The wall will then be skimmed and painted white. To facilitate this work to allow the lining of the wall to be taken up to the underside of the structural ceiling soffit, the existing suspended ceiling will be part taken down and then reinstated.

To form a new one hour compartment enclosure around the existing Electrical Intake located in the Boiler Room, a new cupboard is to be formed in 2No layers of 12.5mm Fireline plasterboard to each side of a suitable metal stud support framework. The wall will then be skimmed and painted white. Then to the front of this new cupboard, a pair of new one hour fire resistant 54mm thick solid core painted plywood faced timber doors will be installed set in new painted hardwood timber door frames.

6.3

Main Building – Replacement of defective fire doors to both Staircases.

Refer to drawing 811751/03



Proposal:

The existing painted timber doors have become twisted and warped and some doors are not fire compartmentation compliant. The existing painted glazed timber doors and any side frames will be removed and replaced with new fire rated painted glazed timber doors and frames to match existing style and appearance as closely as possible. Upon completion, the doors and frames will be painted and any surrounding affected surfaces carefully made good.

6.4

Old Coach-house – Provision of a compartment ceiling to the lower ground floor area below the residential flat located on the floors above.

Refer to drawing 811751/02



Proposal:

Ceilings will be lined with 2No layers of 12.5mm Fireline plasterboard fitted to the underside of the existing timber joists and taken around the existing steel downstand beams. These ceilings will then be skimmed and painted white.

New flat bed 300mm wide x approx. 1400mm long LED lights will then be fitted to these new ceilings to give sufficient lighting.