William Ellis School

DESIGN AND ACCESS STATEMENT
HALL WALKWAYS

December 2018

Planning Issue 01

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EXECUTIVE SUMMARY

This report has been prepared by Sarah Wigglesworth Architects for the London Borough of Camden. It concerns the Modern Foreign Languages department and details the proposed improvements and refurbishment to existing buildings at William Ellis School. It should be read in conjunction with the following drawings and documents which form the full planning application :

598-E-100 Location Plan
598-E-101 Existing Site Plan
598-E-102 Existing Ground Floor Plan
598-E-103 Existing First Floor Plan
598-E-105 Existing Roof Plan
598-E-117 Existing Hall Plan
598-E-118 Existing Hall Elevations

598-P-117 Proposed Hall Plan
598-P-118 Proposed Hall Elevations
598-P-119 Proposed Hall Roof Plan

Heritage Statement (included in his report)

Planning Statement (included in his report)

Overheating Report, OR Consulting (Appendix to follow)

Structural Investigation, Price and Myers (Appendix)

WILLIAM ELLIS SCHOOL: WINDOW REPLACEMENT

The application has been prepared by a project team comprising:

Client	William Ellis School
Architect	Sarah Wigglesworth Architects
Project Manager	Tim Rushfourth
Structural Engineering	Price and Myers
Fire Engineer	WSP Fire Consultants
M&E and Lighting Consultants	OR Consult

REVISION HISTORY

Issue date	Revision	Purpose of issue	Prepared by	Checked by
00/00/00	-	Planning	CB/TC	TC/SW

Contents

1 William Ellis School

This Design and Access Statement concerns the 6th Form rooms and Modern Foreign Languages department and details the proposed improvements and refurbishment to existing buildings at William Ellis School., Highgate.

The school has highlighted the following issues:

- Mansard cladding to 6th Form rooms in poor state of repair
- Rooms in this part of the school are very dark, getting little natural light or ventilation
- 6th Form rooms now redundant due to new 6th form building
- Lack of outside space to allow popular extra-curricular clubs such as gardening club to expand

This document supports the proposed works to the refurbished Modern Foreign Languages block (more details found in Section 2.0).

WILLIAM ELLIS SCHOOL

William Ellis School is a distinctive, dynamic and diverse school serving the educational needs of young people from the local community. The school has a long history, which it remains very proud of.

The school was opened by William Ellis in 1862 in Gospel Oak and catered for girls and boys of a wide age range. The site of the original school was on Allcroft Road, however when that site was bought out for St Pancras rail developments, a new school building on Highgate Road was built. Staff and students moved in in 1937.

In 1889 it was reconstituted as a boys' secondary school and the name was changed from Gospel Oak to William Ellis School. The school was catering for children of the middle-classes and had a strong focus on science and technology.

The school has been fully comprehensive since 1984, having admitted its first mixed ability intake in 1978. It has a large joint sixth form with Parliament Hill School, which is part of the highly regarded La Swap Consortium with La Sainte Union and Acland Burghley School. The school has a long history of success and in 1997 became one of the three boys'

William Ellis is unusual in being a non-denominational ' Voluntary Aided' school within the London Borough of Camden. There are not many of these schools, and they are mostly attached to the Roman Catholic and Anglican Churches, a Jewish community or a Livery Company.

In order to maintain the high quality of the teaching and achievement, the school needs to modernise it's buildings and maximise circulation, including the existing hall walkways which are the subject of this application. Image below is of one of the two existing walkways (more information later in the document).

1.1 Site History

The site of the original William Ellis School (formally Gospel Oak School) was on Allcroft Road, south of the current school site. This is highlighted in the 1870's historic map. The school was located here from 1862-1937. The site was bought out for St Pancras rail developments, prompting the school's move to its current site. Designs for the new school building on Highgate Road began in 1930 and the project was completed in 1937.

<u>Highgate Road Site History</u>

1745-1801: Area was mainly farmland with some small buildings

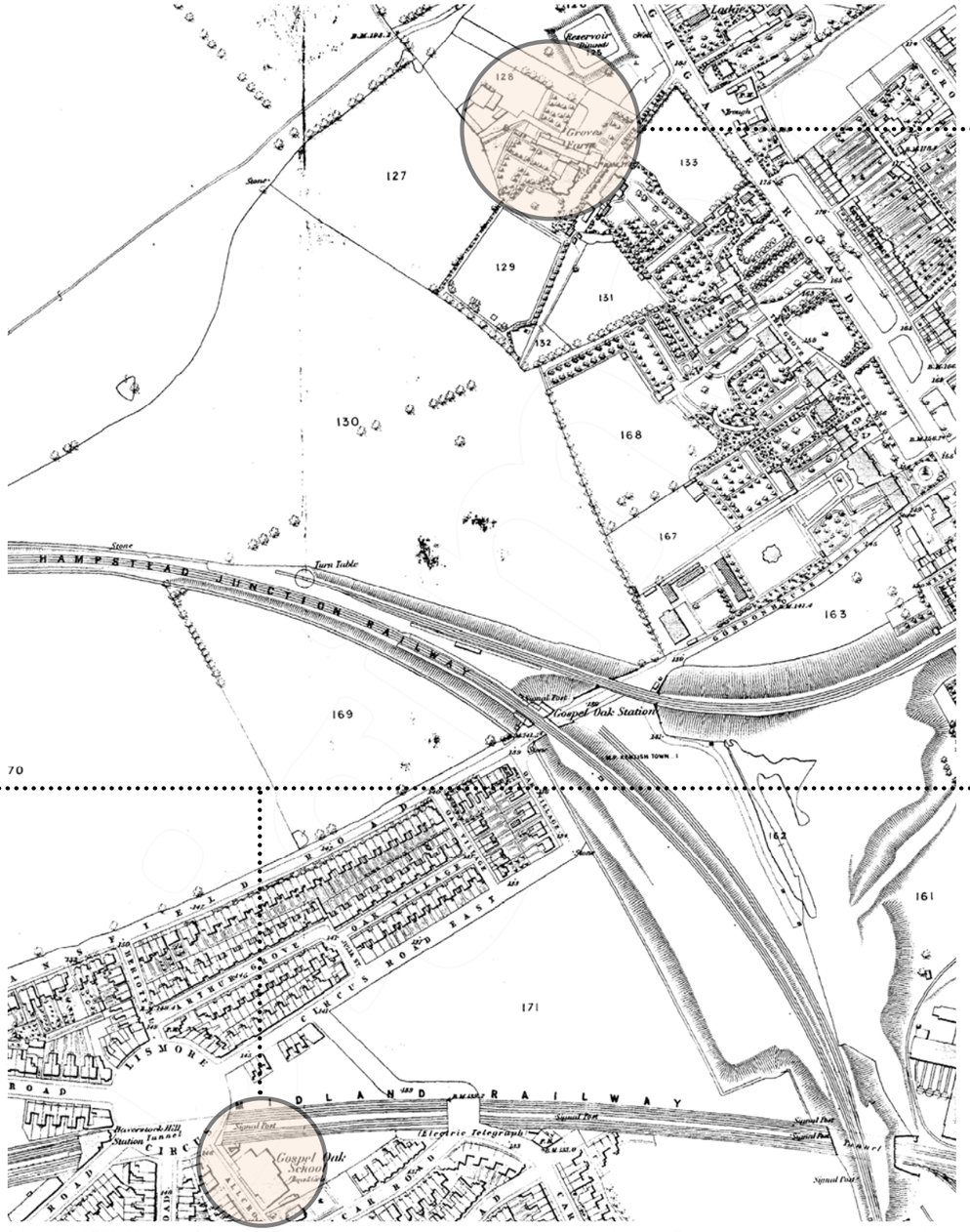
1801-1842: The site was a building belonging to Sir William Ellis, which straddled the southern boundary and common land

1860-1915 : The site was occupied by Grove Farm and a reservoir to the North-East of the farm (reservoir was disused by 1873)

1915-1936: The land was open and may have been sports friends

1936-1937: Construction of the new school

Photos of the original Gospel Oak School (taken in 1936)



Map 1: 1870's Historic Map highlighting the original school building on Allcroft Road and the current school site on Highgate Road

Map 2: 1910's Historic Map highlighting the current schools site (Highgate Road)

Map 3: 1930's Historic Map highlighting the current schools site (during design, prior to construction)

Map 4: 1950's Historic Map highlighting the current school

Map 5: Contemporary Map highlighting the current school

1.2 The Existing Site

William Ellis School (WES) sits within the Dartmouth Park conservation area, Highgate. Highgate road lies to the east of the school and Hampstead Heath to the north and west. Hampstead Heath's staff yard sits north of the school, whilst Parliament Hill School (PHS) lies to the south.

The built area around the schools is predominantly residential. The most significant buildings close to the school site are Grove Terrace and Lissenden Gardens. Grove Terrace consists of Grade II and II* Georgian houses and Lissenden Gardens is an Edwardian Mansion Block Estate built in the Arts and Craft style.

Site of current school on Highgate Road

Integral to the area's character are also the green open spaces provided by the Heath and the mature trees that line Highgate road. The buildings are generally set back along Highgate road, enhancing the semi-rural feel of the area. This includes the WES buildings, which have no street frontage and are instead more visible from the Heath. That said, the school is well screened by the surrounding trees and Hampstead Health's Parliament Hill site offices. The proposed, Heath facing elevations will need to ensure no detrimental impact on these views. The main facade is only viewed once you are inside the school gates. A single story caretaker's house, built at the same time as the main school in 1937, is located within the zone of open land at Highgate road.

The designated views to St Paul's from the gazebo at Kenwood House lie above the site – approximately 30m above the height of the highest point of the existing buildings.

The site area of WES is 2.5 acres.

Views of the school from Highgate road (entrance at the bottom, working up the road)

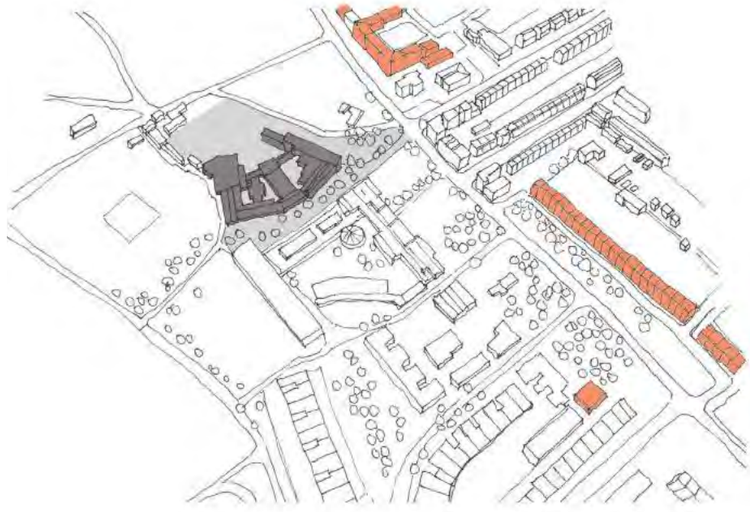


Diagram 1: Listed Buildings (Grade II & II*)

Diagram 2: Dartmouth Park Conservation Area

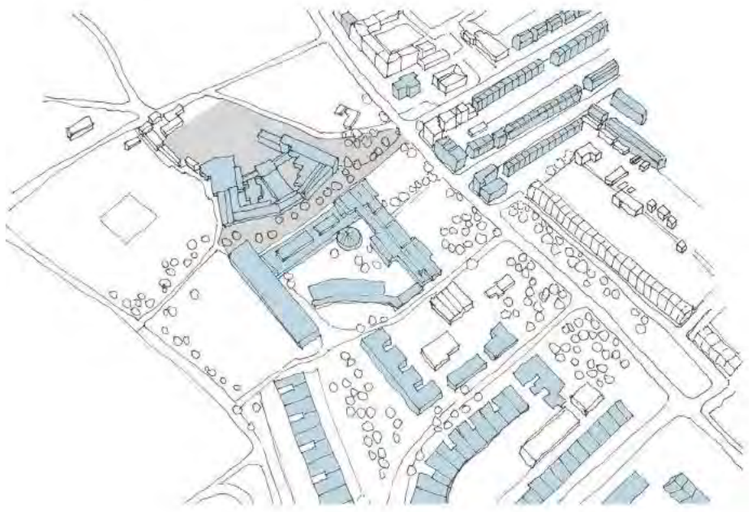


Diagram 3: Positive Buildings to Conservation Area

Diagram 4: Hampstead Heath

Diagram 5: Sports Fields

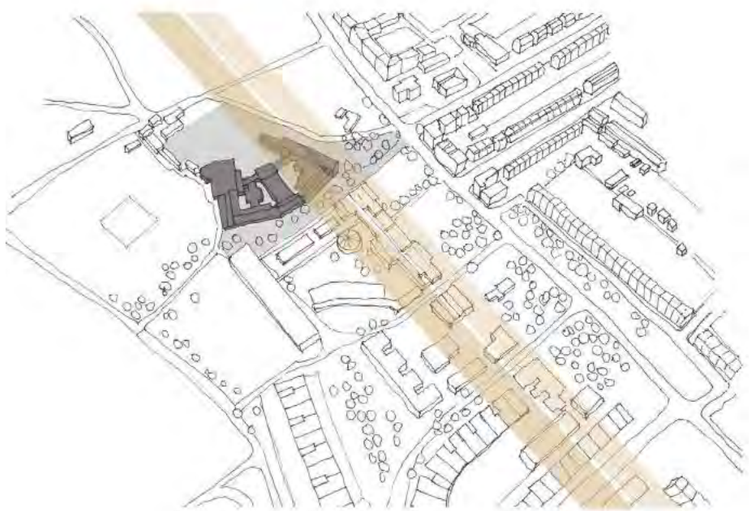


Diagram 6: Landmark Viewing Corridor and Lateral Assessment Area

1.3 Building History

In 1937 a new school building was constructed on the present site, backing onto Hampstead Heath.

Design and Construction:
1929: Thomas Crockett appointed headmaster and 'the New School'

1930: Trustees appoint Major H.P.G. Maule as architect for new school

1931: February the Governors approve plans

1934: Finances mean delays and in November the Governors approve updated plans

1936: January and the Tender is given to Messers Miskin and Son for £53,017 and 18th June the foundation stone is laid

1937: 21st June the students and staff move into the new school

INNOVATIVE DESIGN

T.D.Wickenden includes a description of the 1937 building in a book celebrating the centenary year of the school, titled 'William Ellis School: 1862-1962 a history of the school and those who made it'.

William Ellis School was one of the first secondary schools of modern design, well lighted and ventilated, efficiently heated and ventilated, with generous provision of lavatory accommodation, hot and cold water, and convenient storerooms. The spacious, barrel-roofed hall with its permanent stage holds 5-6 hundred, and there is a separate gymnasium with changing room and shower baths. The tuck shop, an adequate one, was not forgotten, and outside there was the playground equipped with covered play-shed and bicycle shed, tennis courts and other features.

The school was clearly pioneering at the time of construction, with modern design and lighting and ventilation at the heart of the vision.

WWII

In the latter part of 1939, during the early months of WWII, the school was evacuated. The building then became an emergency school for children in London who weren't evacuated.

A year later on 25th September 1940, the school got the full force of the blast from a land mine, which fell at the bus stop on Swains Lane (off Highgate Road). The brickwork stood up well, except for a crack in one place, but many doors and windows were blown out and the roof suffered considerably.

Despite the appalling appearance, the buildings were put in a sufficiently sound state for work to be resumed on 2nd October. In March 1944 the building was hit by incendiary bombs, gutting the science lab and the art rooms. Repairs were quickly undertaken, but it was several years before a satisfactory job of them was made.

MODERN ADDITIONS

The original school building is a red-brown brick building. Since completion, notable planned building work has taken place. The roof has been extended and altered and now contains additional teaching accommodation. There have been further new structures built within the internal courtyards to provide further accommodation, impacting on the legibility of the original school building and leading to congestion.

The classrooms have been adapted and extended and parts of the building have been converted to provide the specialist classrooms required. These works have included a new school hall, fully computerised learning resource centre, library and office.

Significant Building Works:
1937: The main school building was constructed. The original building would have been 2 storeys based around 2 internal courtyards

1968: 1 storey extension to the east wing

1989: 2 storey extension to the west wing

1993: Extension across rear of building at first floor level

1997: Erection of building in internal courtyard to provide language lab

1998: Roof extension to west wing for additional classroom space

2002: Erection of 2 storey L-shaped block in internal courtyard
First floor extension and roof dormers
New sports hall and store approved

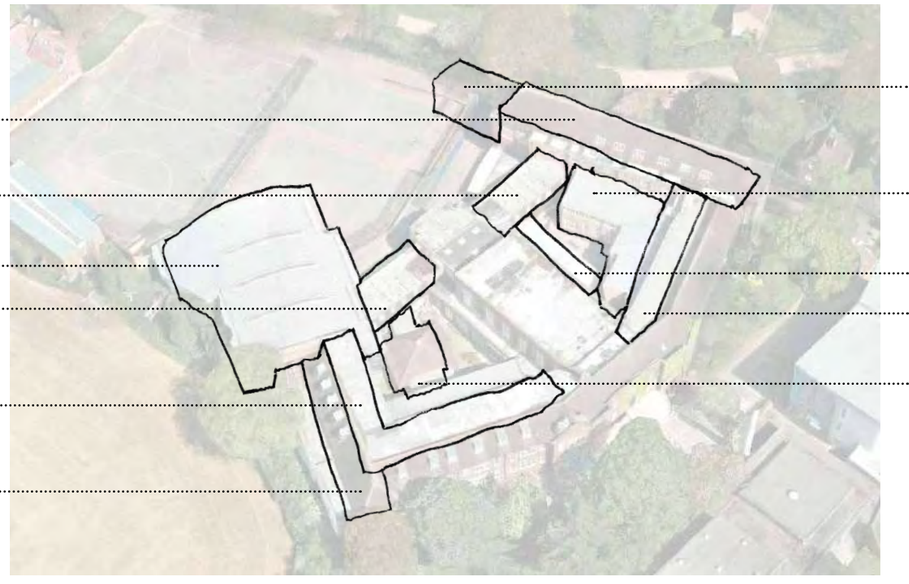
The combination of wartime repairs and various modern expansions has resulted in a 'patchwork' building, in it's form, construction and materiality.

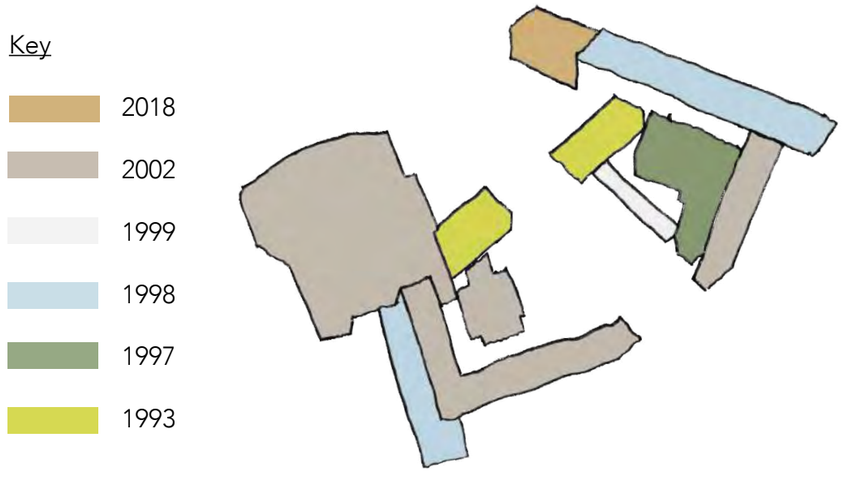
The photograph below is of staff members outside the school entrance in 1939, prior to WWII, the schools evacuation and bomb damage. Note the original windows.

1938: Photograph of original school building a year after completion. South elevation showing the main entrance.

1938: Photograph of original school building a year after completion (South-East elevation)

1988: Photograph of school building, view of East internal courtyard





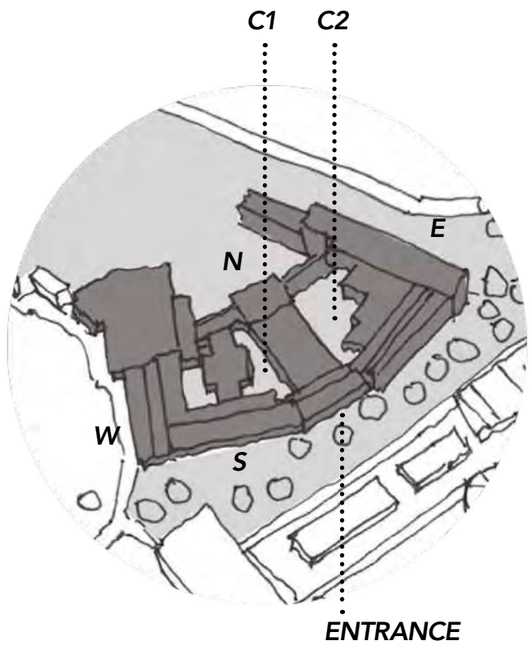
The diagrams above show the major building developments at William Ellis School. These took place from 1993 to present.

1.4 The Existing Building

The existing school is a mix of the original brick building, various small-scale wartime repairs and larger modern extensions. This has resulted in a number of structural and material variations across the site.

Window styles, along with broader material differences, can be seen in the following photos of the existing school building. These photos are in line with the diagram below. Specific details about the area of proposed works are in the next section 1.5 The Existing Block.

A series of existing drawings accompany this report. E100-103, E105 and E117-118.



INTERNAL COURTYARD ONE

INTERNAL COURTYARD TWO

NORTH FACING ELEVATION


Na


Nb


Nc


Nd

EAST FACING ELEVATION


E(a)


E(b)


E(c)

SOUTH FACING ELEVATION

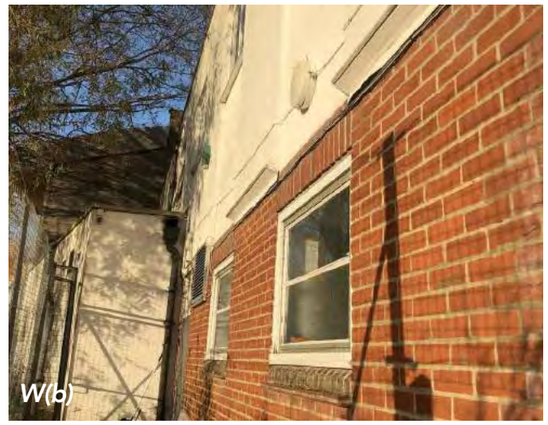

S(a)


S(b)


S(c)

WEST FACING ELEVATION


W(a)


W(b)


W(c)

1.5 The Existing Walkways

There are two existing walkways that run either side of the hall at first floor level. Currently, they each have a very different aesthetic and use (more details on the following pages).

The map on the right highlight the walkways in the context of the whole school. The walkways themselves are only visible internally as they face onto the school's internal courtyards. The 3D views on the far right show more of the current form and aesthetic of the walkways.

Photographs 1-5 show views of the walkways from various parts of the school labeled on the map (right):

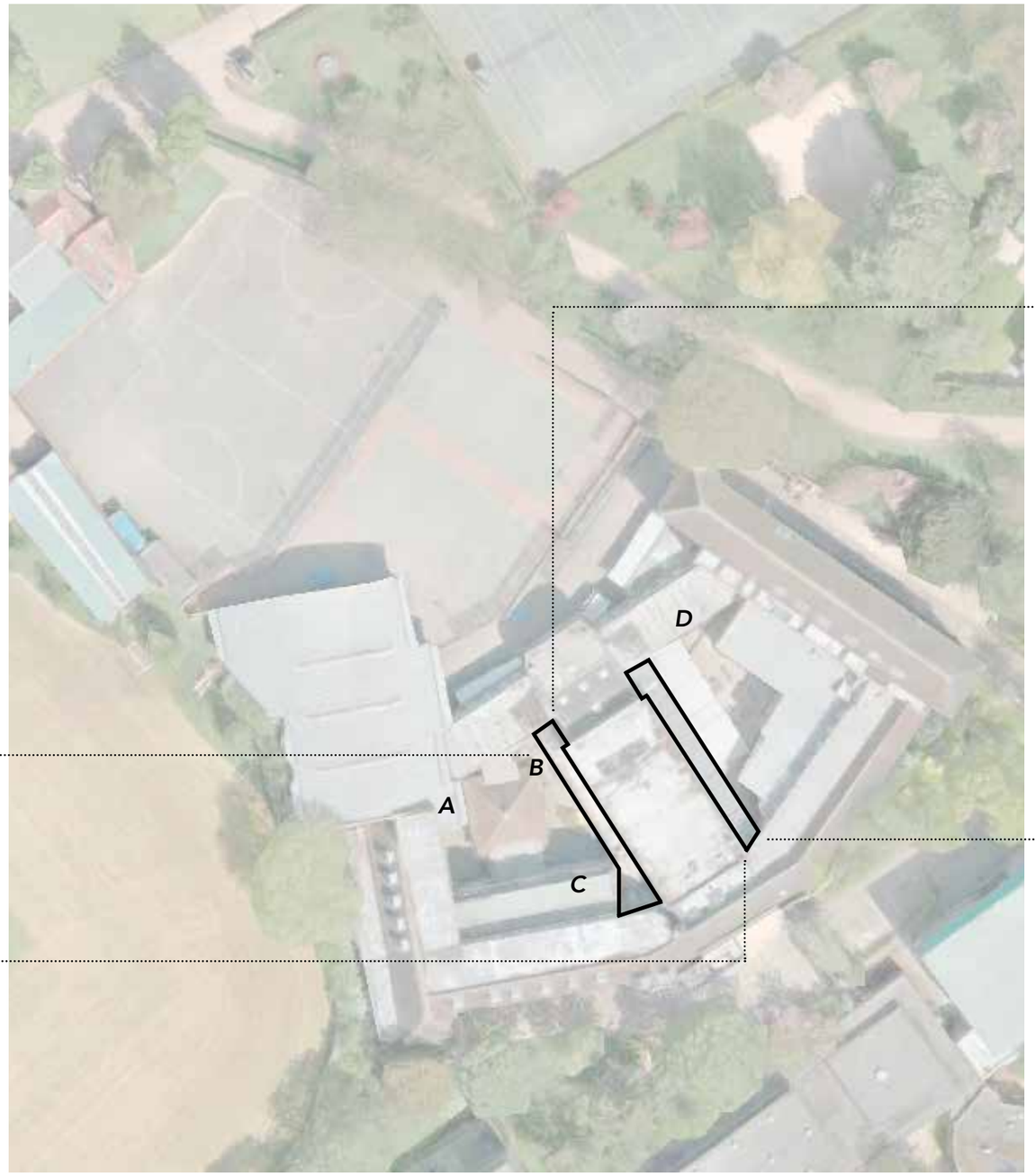
1. View of walkway one from the first floor corridor at point A

2. View of the courtyard and walkway one from point B

3. View of walkway one form the first floor classroom at point C

4. View of walkway two from the first floor classroom at point D

5. As above

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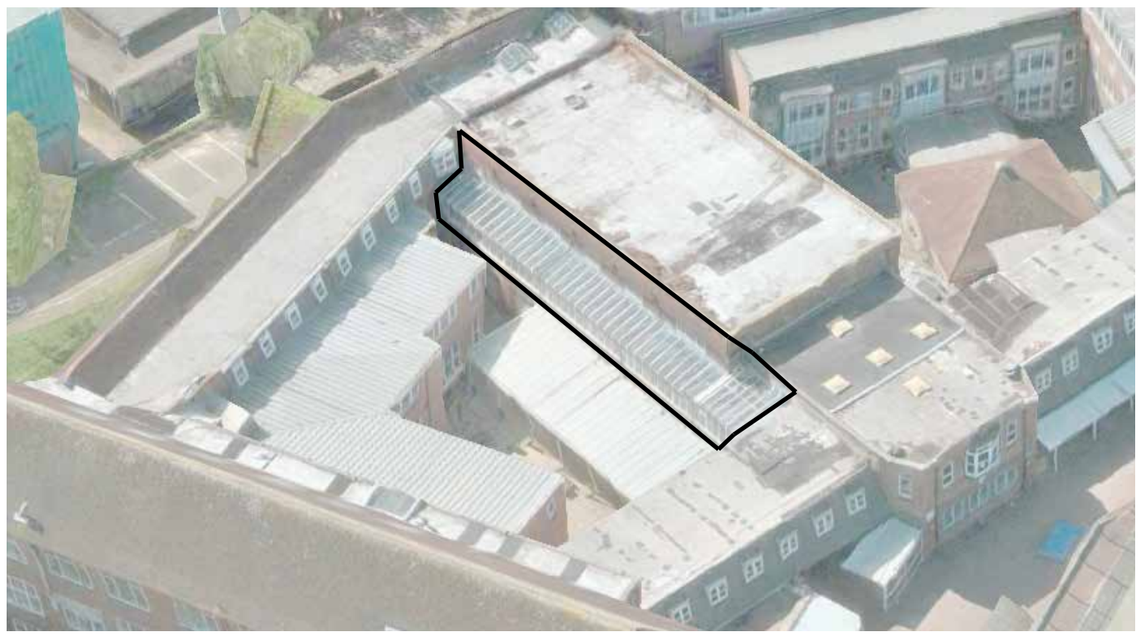


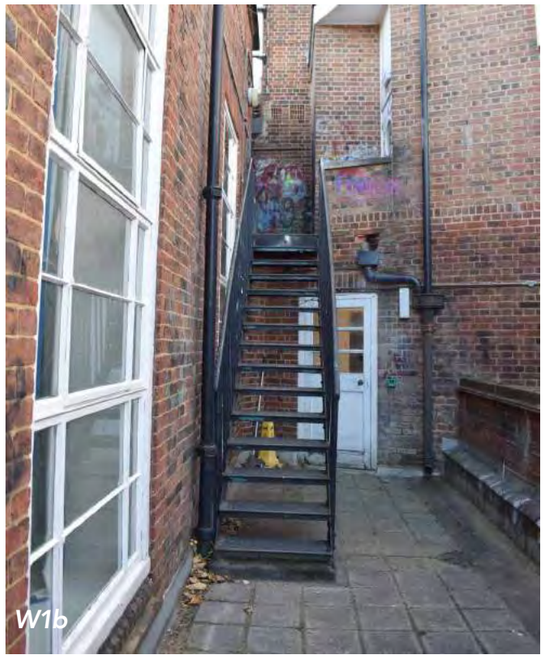
The following existing photographs in this section correlate to the diagram below.

The first walkway (W1) is open and external. It is only used for maintenance and as part of a fire escape route from a second floor art room. There is currently no everyday student access onto this walkway.

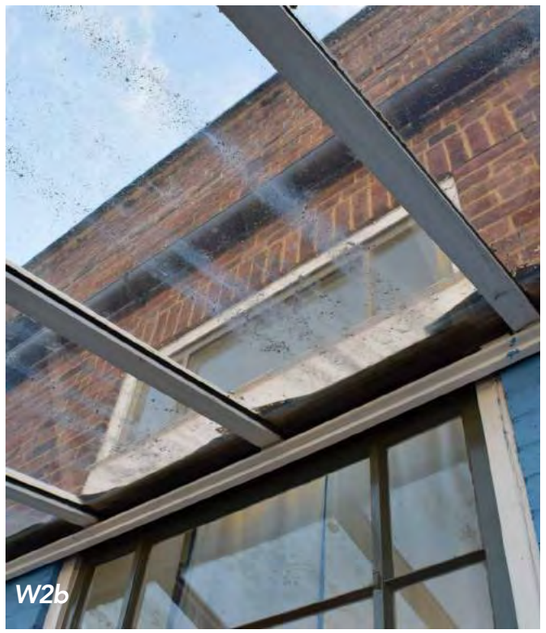
The second walkway (W2) is enclosed by a glazed uPVC walkway and is currently used by students as circulation, as well as temporary storage space. The existing walkway is fully enclosed, creating an internal space.

A small number of open-able windows are integrated into the uPVC structure, however, the hall's large windows have been blocked by the roof. The windows cannot be opened which means that there is no ventilation to the hall from the North-East side. This has resulted in significant overheating of the hall.

Walkway One (South-West)

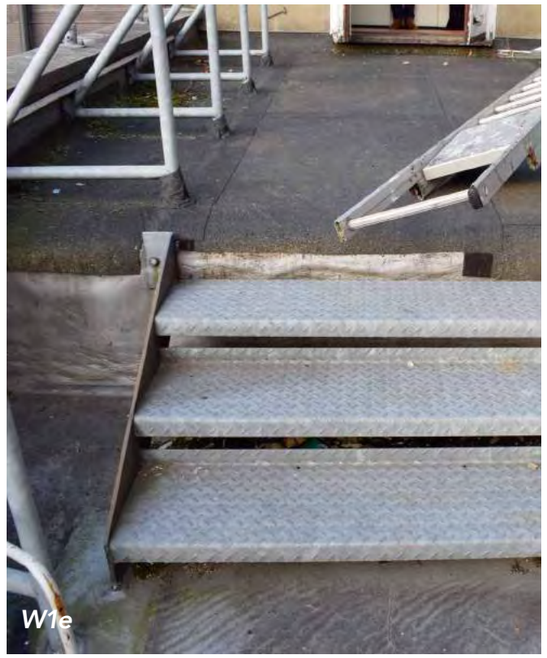


Walkway Two (North-East)



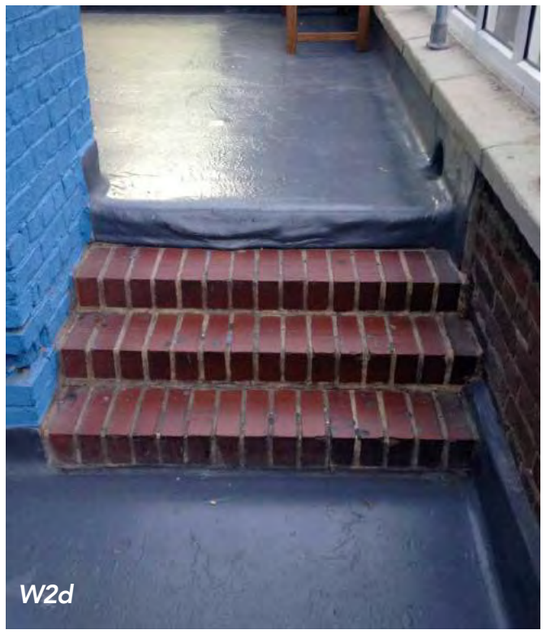

W1c


W1d


W1e


W1f


W2c


W2d


W2e


W2f

2 The Proposal

THE BRIEF

The brief for this project was developed from a series of issues that the school identified. With specific reference to the area in question, the school has highlighted the following issues:

- Significant overheating issues in the hall and internal walkway

- Lack of natural ventilation in the hall and internal walkway

- Existing hall windows generally in poor condition. Poor thermal qualities and don't open on the side of the internal walkway

- Internal walkway in poor condition including damage to the asphalt floor

- Lack of circulation around the hall

The existing ventilation strategy for the hall relies on single-sided ventilation only, with high and low level opening windows (along walkway 1). The uPVC structure that has been added to the walkway along the eastern side of the hall (walkway 2) has restricted the operation of high-level windows to this facade.

The enclosed walkway significantly overheats. When the functioning, low-level windows are opened they draw in pre-warmed air, further exacerbating the overheating problem in the hall. The drawing on the right highlights this.

THE RESPONSE

In response to this, SWA propose a number of improvements. They focus on increasing circulation, ventilation and natural daylight. This consists of the following works:

- Walkways either side of hall to be refurbished and covered with new canopies (including removal of existing uPVC structure to walkway 2)

- Proposed new canopies will create covered circulation space and allow for efficient natural ventilation

- New windows to hall to improve ventilation strategy and thermal performance

- Asphalt floor to be refurbished

The hall walkways scope of work covers a total of 163.5m^2. This is broken down to walkway one covering 85m^2 and walkway two covering 78.5m^2.

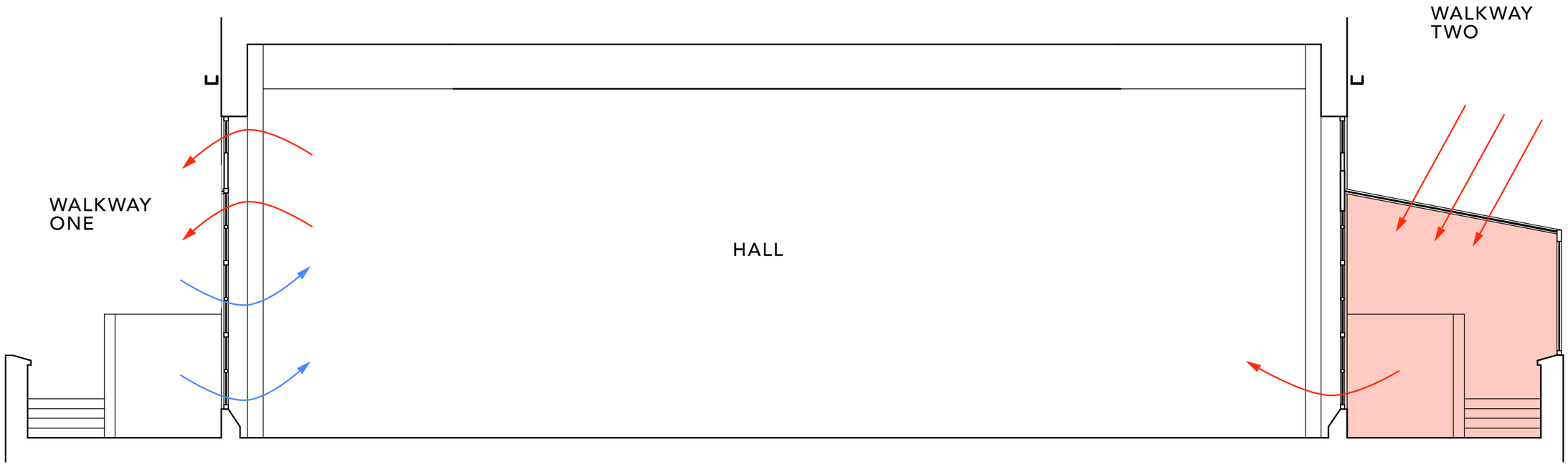
WELL-BEING IN DESIGN

The 1937 description of the new school (Section 1.3) highlights the school as being innovative and forward thinking in terms of well-being and design, with a focus on light, ventilation and sanitary facilities. William Ellis himself stood out as an innovator on a grand scale in founding schools. He valued, as he himself said, his conscience and his feelings for well-being above all else.

These ideas of innovation and well-being are still fundamental principles of William Ellis School; whilst it holds to traditional values, academic achievement and standards of behaviour, it also is an innovative school, responding to changing needs of students.

That said, this is not translated in the building fabric, which is now sub-standard in terms of thermal performance. Creating new covered walkways and replacing the hall windows will increase thermal comfort and re-emphasise the ethos of Sir William Ellis.

A series of proposed drawings accompany this report: P117-119.



The section drawing above shows the existing hall and existing walkways. Walkway two is the internal walkway which is currently the main cause of overheating in the hall

2.1 Design Development

CANOPY FORM

The form of the new canopies will be very similar to the existing uPVC frame to walkway 2 - a mono-pitch roof style.

CANOPY OPTIONS

A number of canopy options which we considered One option was a free standing canopy (Figure 1). This allows full air flow around the structure and would significantly icrease ventilation. However, the opening in the roof of the canopy would not protect the students using the walkway from rain and would be subject to water ingress.

It should also be noted that whilst there are drainage gullys along the length of the corridor, the level difference between the internal school corridor and this covered walkway is only 40mm, and therefore if water may collect and enter the school building if there is no weather protection strategy.

The prefered and proposed option as an attached canopy (Figure 2 & 3). This is a canopy that is sealed against the external wall of the hall, significantly improving weather protection. Ventilation levels would notably improve, helped by an increase the open-able area to the sides of the canopy. This will improve cooling of the canopy structure and improve cross ventilation of the hall. The strategy has been further developed for the school and is detailed in section 2.2 Detailed Design.

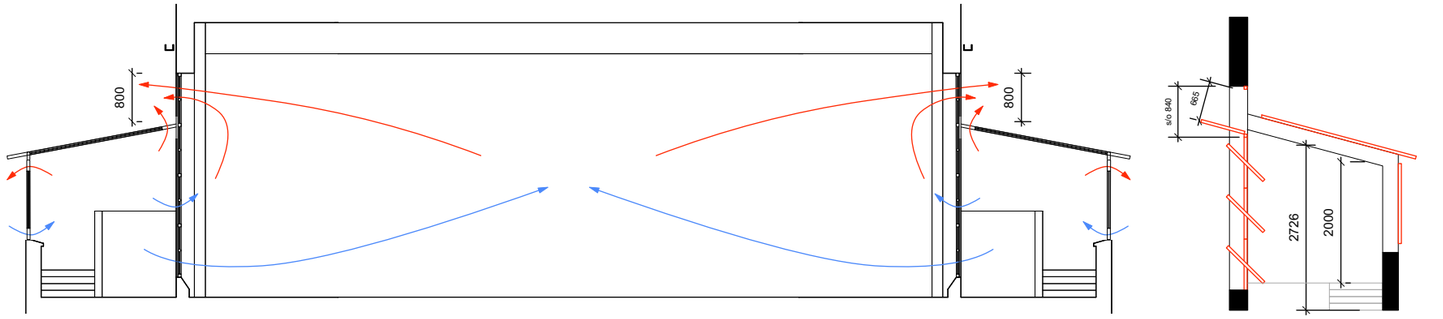


Figure 1: The section drawing above shows the existing hall with free-standing canopies

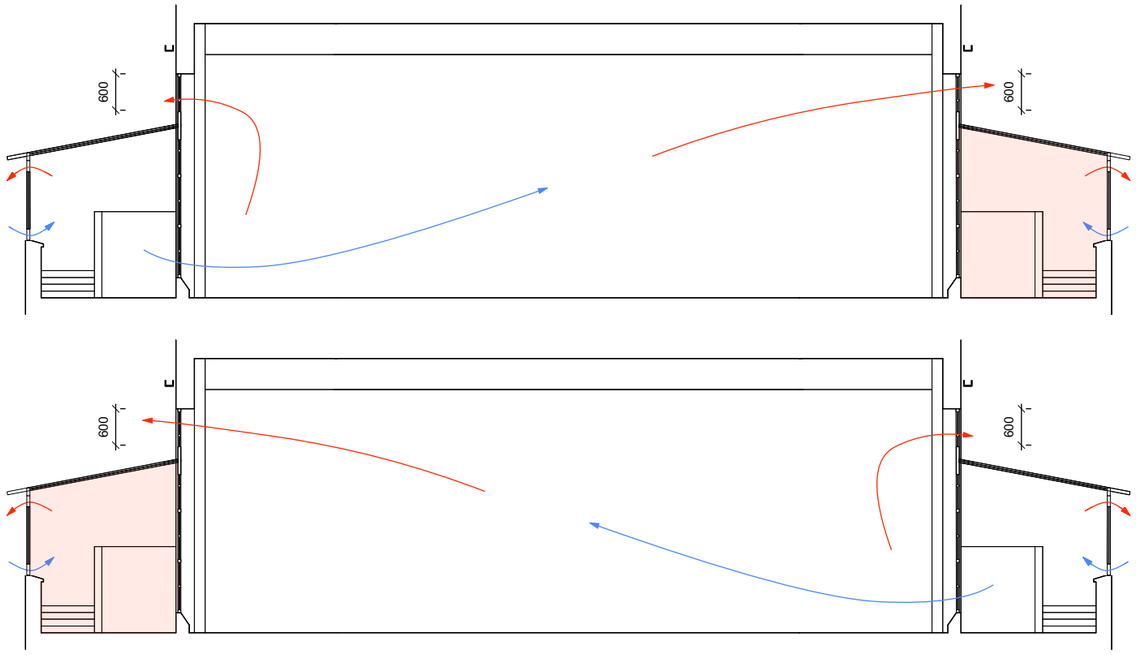


Figure 2 & 3: The two section drawings above shows the proposed walkways. The proposed canopies are abutt the hall wall

MATERIALITY: STRUCTURE

Option 1 - Timber
Initially, the canopies were envisaged as timber structures, as shown in the visual on the right (image 4). This was inspired by a number of timber canopy precedents constructed at other schools (images 1-3).

Option 2 - Aluminium
As the design developed, alternative materials were considered, such as a metal frame. Following conversations with planner Gideon Whittingham (London Borough of Camden), it was concluded that the introduction of a new material such as timber might add to the already very mixed palette of the school. It may also have the look of a temporary structure and would require a higher level of maintenance.

Aluminium profiling was then considered as a more viable option that would be more in line with existing materials on site and the proposed hall windows.

MATERIALITY: ROOF COVERING, SIDE PANELS & WEATHER PROTECTION

Option 1: Polycarbonate
Although a cost effective option, even in a clear finish visibility can be difficult through polycarbonate. It is also a very lightweight material, meaning it would need to be secured in a more robust frame to avoid up-lift in strong winds. It also cannot be used along a fire escape route.

Option 2: Single glazing
Single glazing would improve visibility when using the walkways. It would also be longer lasting and would be a more robust and scratch resistant material. This would maintain natural light levels in the hall, however solar reduction quality glazing would be required to avoid over heating. Again, framing would be required for the glass and a robust frame would be required due to the increased load.


1


2


3


4

2.2 Detailed Design

CANOPY

The final design for the canopies is a new aluminium frame to both walkways. Single glazing with a solar reductive quality will be used for the roof. This will still allow natural daylight to enter the hall through all windows, whilst increasing visibility when using the walkway itself. The final design will ensure that vertical posts sit in line with the edge of the windows.

The open sides will have solar reduction quality single glazed panels for weather protection and visability to the courtyards. An open gap to the top and bottom of the panel will allow for increased ventilation. A high quality, timber hand rail will sit below the side panels and will run the full length of each walkway to ensure compliance with balustrade heights.

WINDOWS AND DOORS

The style of the window will be a simple four pane window, replicating the existing window's horizontal divisions. This will not only allow for increased light and thermal performance, but three of the four panes will be open-able, increasing much needed natural ventilation in the hall. The proposed windows are double glazed, single aluminium framed units. The proposed aluminium frame is the SAPA DualFrame 75mm Si, casement system. The proposed double doors will use the same system. More details on the proposed window treatment for the rest of the school can be found in the November 2018 window replacement planning application.

FLOOR

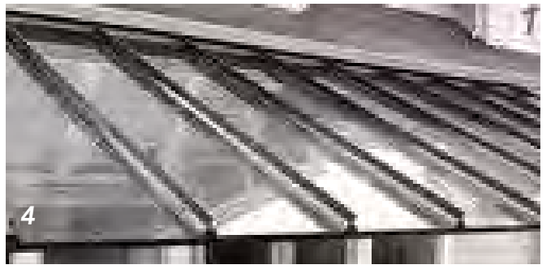
The floor finish will be new grey asphalt.
More detailed design can be found in the proposed drawings which accompany this report: P117-119.

Images:
1. Proposed RAL colour on site next to existing, North-East facing window
2. Proposed RAL colour to replace existing crittal windows
3. Precedent for aluminium frame canopy with single glazing roof
4. As above
5. Proposed aluminium and glazed canopy with glazed side panels and a timber hand rail

1


2


3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2.3 Heritage Statement

This statement is to be read as part of the planning application for the replacement of external windows and doors at William Ellis School, Highgate.

THE PROPOSED WORKS

The proposed works consist of a number of improvements to the existing walkways either side of the hall at William Ellis School, Highgate. This includes:

- Replacement/addition of new canopies to both walkways which are covered, external spaces to aid in ventilation and circulation

- Replacement windows to the existing hall

The proposed works are outlined in more detail in Section 2 of the Design and Access Statement and can be seen in accompanying drawings.

SIGNIFICANCE OF THE HERITAGE ASSET

William Ellis School is sited with the Dartmouth Park Conservation Area. Under the National Planning Policy Framework (NPPF) conservation areas are designated heritage assets and their conservation is to be given great weight in planning permission decisions. Proposals in conservation areas are to be assessed for their impacts on historic significance.

In Section 3.4 Heritage, of 'Camden Planning Guidance on Design' the term Conservation Area is defined using the Planning (Listed Buildings and Conservation Areas) Act 1990; A conservation area is defined in the as an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve and, where possible, enhance.

The school itself is not a listed building. In addition to this, the building is not on Camden Council's Local List (updated annually since 2015), which outlines historic buildings and features that are valued by the local community, that help give Camden its distinctive identity.

The school is however, mentioned in Appendix 2 of the 2009 Dartmouth Park Conservation Area: Appraisal and Management Statement. The appendix lists buildings that make a positive contribution to the character and appearance of the conservation area are those that, whilst not statutorily listed, are nevertheless important local buildings in their own right and make a valuable contribution to the character and appearance of the conservation area.

The 2009 Dartmouth Park Conservation Area: Appraisal and Management Statement briefly describes William Ellis school in Sub Area 10: The Schools.

7.107 William Ellis School was an independent boys' school established in the mid 19th century in Allcroft Road, Gospel Oak. The school (now a boys' comprehensive), moved here in 1937. Set back from Highgate Road, the original, thirties-style buildings have been considerably extended at various times in the late 20th century.

Item's 7.104 and 7.105 describes the notable elements of the school. Architectural details (such as windows) are not mentioned. Instead, it is the situation of the school that contributes to the area's unique character. This would not change in the proposal.

7.104 This sub area is divided into two by Highgate Road and is distinct in that it contains three imposing school buildings of varied age and design that individually have landmark qualities. By virtue of their scale and setting within large areas of open space they form an attractive and cohesive group which gives this sub-area its unique character.

7.105 Despite their size the three schools do not overpower their surroundings due to the large areas of open space around the buildings which allow them to be set back from the road and provide a spacious setting. Given their close proximity to Hampstead Heath this open space makes a valuable contribution to the area by providing a transitional zone from the more densely developed residential streets to the east and the green open space of Parliament Hill to west.

Please refer to Sections 1.1 Site History and 1.3 Building History of the Design and Access Statement for more detailed historic research.

The area concerned is not visible from public routes around the school and does not make up part of any of the external elevations.

JUSTIFICATION OF THE PROPOSAL

The July 2018 National Planning Policy Framework details 'Conserving and enhancing the historic environment' in Section 16. Item 185 states that plans should set out a positive strategy for the conservation and enjoyment of the historic environment and the strategy should take into account the following (amongst others):

- The desirability of sustaining and enhancing the significance of heritage assets
- The wider economic and environmental benefits that conservation of the historic environment can bring
- Opportunities to draw on the contribution made by the historic environment to the character of a place

The new, refurbished walkways and canopies include new windows to the hall with a simplified design. The proposed window replacement returns the overall aesthetic of the school to something closer to its original construction (see historic photos in DAS).

The poor condition of the existing windows and internal walkway, including blocked openings, means that currently the thermal performance of the hall's building fabric is sub-standard. The window improvement and upgrade of the current walkways would increase thermal comfort as well as reduce existing energy inefficiency and wastefulness.

This improvement in environmental performance in the proposal also links into Section 7.17 of Camden's Local Plan, which references health and well-being within 'Design and Heritage'.

Planning has a key role in promoting good physical and mental health by creating buildings which allow and encourage healthy lifestyles. Architecture and urban design can affect human health through the quality and design of buildings and spaces, access to open space and nature, air quality and noise. The Council will require applicants to consider how development will contribute to improving health.

Within Policy C1 Health and wellbeing, Item 4.13 states that 'environmental issues such as poor air

quality and overheating particularly affect the most vulnerable in society, namely young children and those with physical and mental health problems'. This is a particular issue in schools and this proposal aims to help mitigate that with larger windows and better ventilation and natural light, as well as increased views to the Heath open green space.

Item 196 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal. Based on the information in this planning application, including historic studies and informed design, SWA believe that the benefits to the community who populate the school would be greater than any harm to the significance of the heritage asset.

SWA have referenced the Camden Local Plan 2017 when developing this proposal, specifically Section 7, Design and Heritage. Policy D2 Heritage highlights that the Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings. The proposal is envisaged as an improvement that enhances the heritage asset, whist also preserving it long term. SWA are striving to meet item 7.43 of the Local Plan:

7.43 The Council recognises that development can make a positive contribution to, or better reveal the significance of, heritage assets and will encourage this where appropriate. Responding appropriately to the significance of heritage assets and its setting can greatly enhance development schemes.

IMPACT OF THE PROPOSAL

In 'Part II Conservation Areas' of 'The Planning (Listed Buildings and Conservation Areas) Act 1990' character as the element referenced to be retained.

72. General duty as respects conservation areas in exercise of planning functions.

(1) In the exercise, with respect to any buildings or other land in a conservation area, of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

As mentioned previously, it is the situation that makes this building an integral part of Dartmouth Park Conservation Area's character, opposed to specific architectural merit. There is no new development that would change the footprint of the building, as part of the proposal.

The new additions to the hall walkways are facing internal courtyards, therefore cannot be seen from the Heath or any other external view of the school.

The Design and Access Statement does include views from the Heath to allow a comparison between existing and proposed.

The main principle of the proposal is to replace the sub-standard windows of the hall and refurbish the existing walkways with materials and construction of better quality.

SOURCES CONSIDERED

Item 7.4 in the Camden Local Plan states that how places have evolved historically and the functions they support are key to understanding character. Please see the accompanying Design and Access Statement, which assesses how the development has been informed by and responds to local context and character. Historic studies have been critical in understanding the school's character and long-term aims.

Alongside the statutory information and legislation referenced in this statement, SWA have conducted specific historic research at Camden Archives and also sourced imagery from London Metropolitan Archives.

Majority of the historic information included within this planning application has come from the following Camden Archive sources:

Book - William Ellis School, 1862-1962 / T D Wickenden: William Ellis School, 1962. 305 p. ; 22cm (49.578)

Pamphlet - Photograph album of images of William Ellis School, Allcroft Road: William Ellis School, 1936. 10 p. ; 14cm Contains twenty exterior and interior views of the school (49.578)

The William Ellis School : centenary year 1862 - 1962. (A/01645/4/1)

SWA have also sourced historic imagery of the building from websites such as:
http://elysiansclub.co.uk/section679054.html

Information about the current schools ethos and character has been gathered from websites such as:

http://www.williamellis.camden.sch.uk/page/?title=History+of+the+school&pid=151

EXPERTISE CONSULTED

SWA have been in conversation with Planning Officer Gideon Whittingham.

2.4 Planning Statement

PRINCIPLES OF JUSTIFICATION FOR THE PROPOSED WORKS

A considerable amount of the principles and justification for the proposed work is within the Heritage Statement and Design and Access Statement. To build on that, SWA have referred to the Camden Local Plan for more specific planning guidelines on general design.

Policy D1 Design
The Council will seek to secure high quality design in development. The Council requires a number of things from each development; the most relevant to this proposal are listed below.

- Respects local context and character
- Preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage
- Promotes health
- Preserves strategic and local views

In response to this, SWA's proposal has been developed on the principles of restoring historic styles, preserving the areas character and promoting a healthy learning environment.

In reference to item 7.2 Local Context and Character, the Council expect all developments, including alterations and extensions to existing buildings, to consider the following:

- The character and proportions of the existing building, where alterations and extensions are proposed
- The composition of elevations
- The suitability of the proposed design to its intended use
- Inclusive design and accessibility
- It's contribution to public realm and its impact on views and vistas
- The wider historic environment and buildings, spaces and features of local historic value

The existing building and ethos of the school have been well researched in order to ensure an understanding of the schools character, as outlined in this Design and Access Statement.

The new windows and canopies are in response to issues that the school identified regarding ventilation and overheating, with additional thought given to the location and type of openings, maintenance and general usability.

Many of these policies, specifically those that refer to heritage, are also referenced in the 2018 Consultation Draft of the Dartmouth Park Neighbourhood Plan.

The Council's policy position on promoting high quality places which ensures Camden's places are safe, healthy and easy to use is set out in Policies CS14 (Promoting high quality places and conserving our heritage) of the Camden Core Strategy and DP24 (Securing high quality design). of the Camden Development Principles.

Policy DP24 of the Local Development Framework expects all developments to be of the highest standard and to consider the character, the setting and context of neighbouring buildings. Policy DP24 also expects developments to consider the quality of materials that are used.