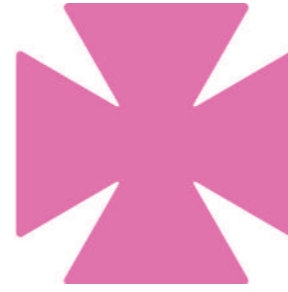




The Hall Senior  
School Temporary

The  Hall

Design & Access Statement  
March 2019

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# The Hall







**PART 1**  
INTRODUCTION



# INTRODUCTION

Full planning permission for the demolition of the Centenary and Wathen Hall Buildings and the erection of a new building was granted on 5th July 2018, Application Ref: 2016/6319/P.

The Hall School operates on three other sites not covered by this application. These are, the Junior School on Buckland Crescent, the Middle School on Crossfield Road and the playing fields at the Wilf Slack Memorial Ground in Barnet.

## PROJECT BACKGROUND

The proposal was for the demolition of the 'Centenary' and 'Wathen Hall' buildings and in its place, to erect a new four storey building with a glazed link to the original school building. The proposals also include a two storey rear extension with an external terrace and an enlarged basement replacing the existing Wathen Hall. Furthermore an enlargement of the rear roof storey to the old school building, all in association with providing additional accommodation for the existing school use (Class D1).

The school have decided to remain on site during the construction process to ease the operational requirements which link to the other sites.

## PURPOSE OF THIS DOCUMENT

The purpose of this Design & Access Statement is to:

- Outline the design proposals for the Temporary Accommodation
- Explain the principles that have been considered to reduce disruption



# The Hall



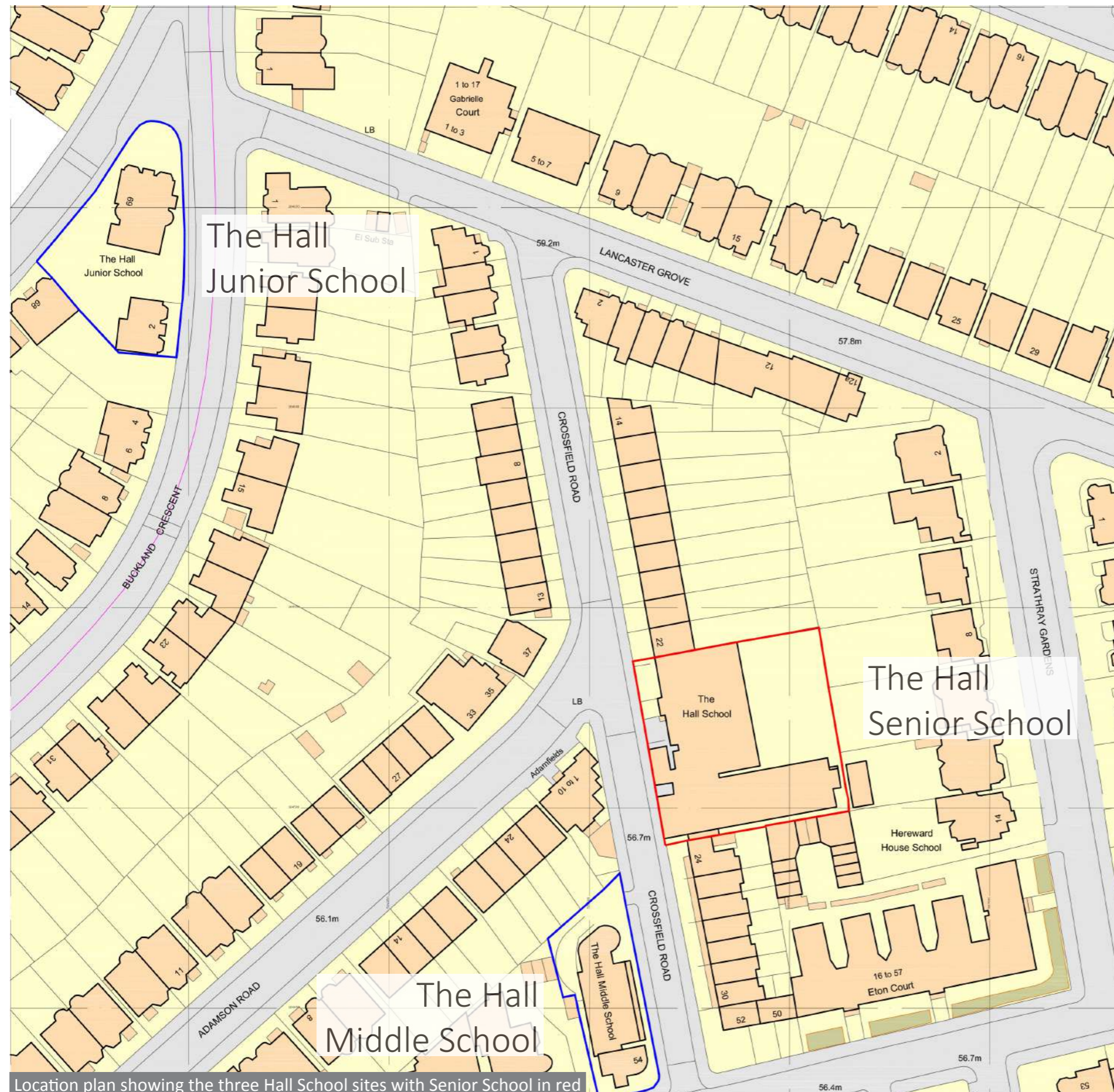




## PART 2 SITE ANALYSIS



# LOCATION ANALYSIS



## THE SCHOOL SITES

The design proposals relate solely to the Senior School on the east side of Crossfield Road.

There are 162 pupils on the senior school roll and this will not change.

The Hall School is located in Hampstead near Swiss Cottage tube station. It has three sites all within a few hundred metres of each other in the Belsize Park Conservation Area:

**Junior School** – Two adjacent former residential buildings on Buckland Crescent. Hosts Reception, & Years 1, 2 & 3. Some of the administration offices are located here.

**Middle School** – Late 1990's purpose built educational facility opposite the Senior School on Crossfield Road. Hosts Years 4 & 5. The dining facilities for Years 1 to 8 are located here.

**Senior School** – Original Victorian School building with later extensions. Hosts Years 6, 7 & 8.

Educational facilities such as the Wilf Slack playing fields in the London Borough of Barnet are shared. These are located in Finchley and are 15 minutes from the school. The facility has recently been upgraded with the refurbishment of the pavilion and improvement of the pitches.

The School has several partnership institutions – Richard Cobden Primary School, Brookfield Primary and The Winch in Camden, Our Lady of Muswell Hill in Haringey and St. Saviour's Church of England Primary School in Westminster.





Aerial photograph showing the Senior School site outlined in red



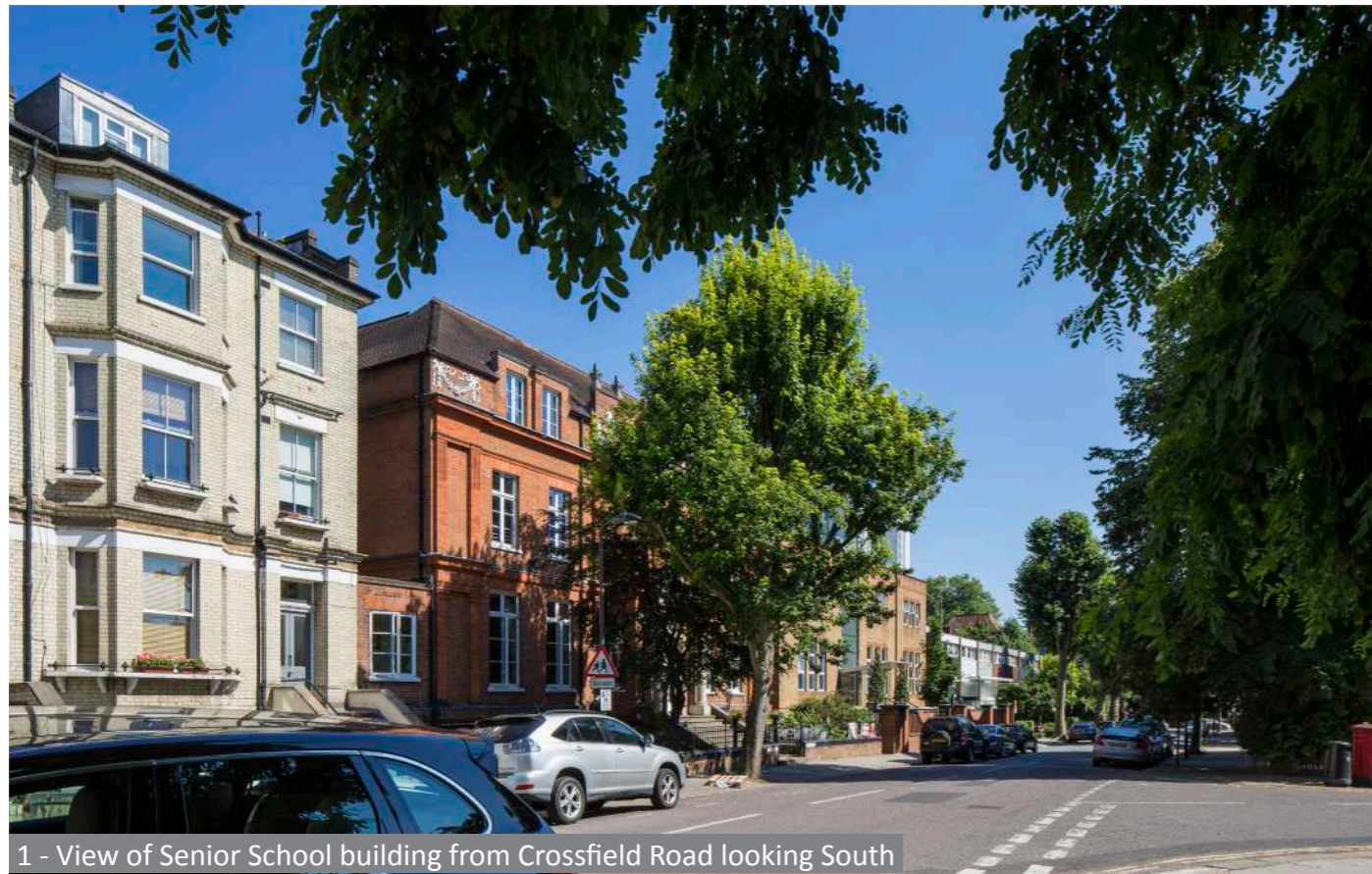
# SITE PLAN



Site plan showing the existing buildings and site photograph locations



# SITE PHOTOGRAPHS



1 - View of Senior School building from Crossfield Road looking South



2 - View of Senior School building from the end of Adamson Road



3 - View of the Senior School building from outside the Middle School



4 - View of Senior School from the playground



# HISTORY

Recognising the importance of heritage and conservation matters, the Hall School has engaged the services of Montagu Evans to advise on the design of the proposals.



Historical photograph of the original school building from the playground, dated 1894



Historical photograph of the original school building from Crossfield Road, dated 1894

## THE HALL SCHOOL

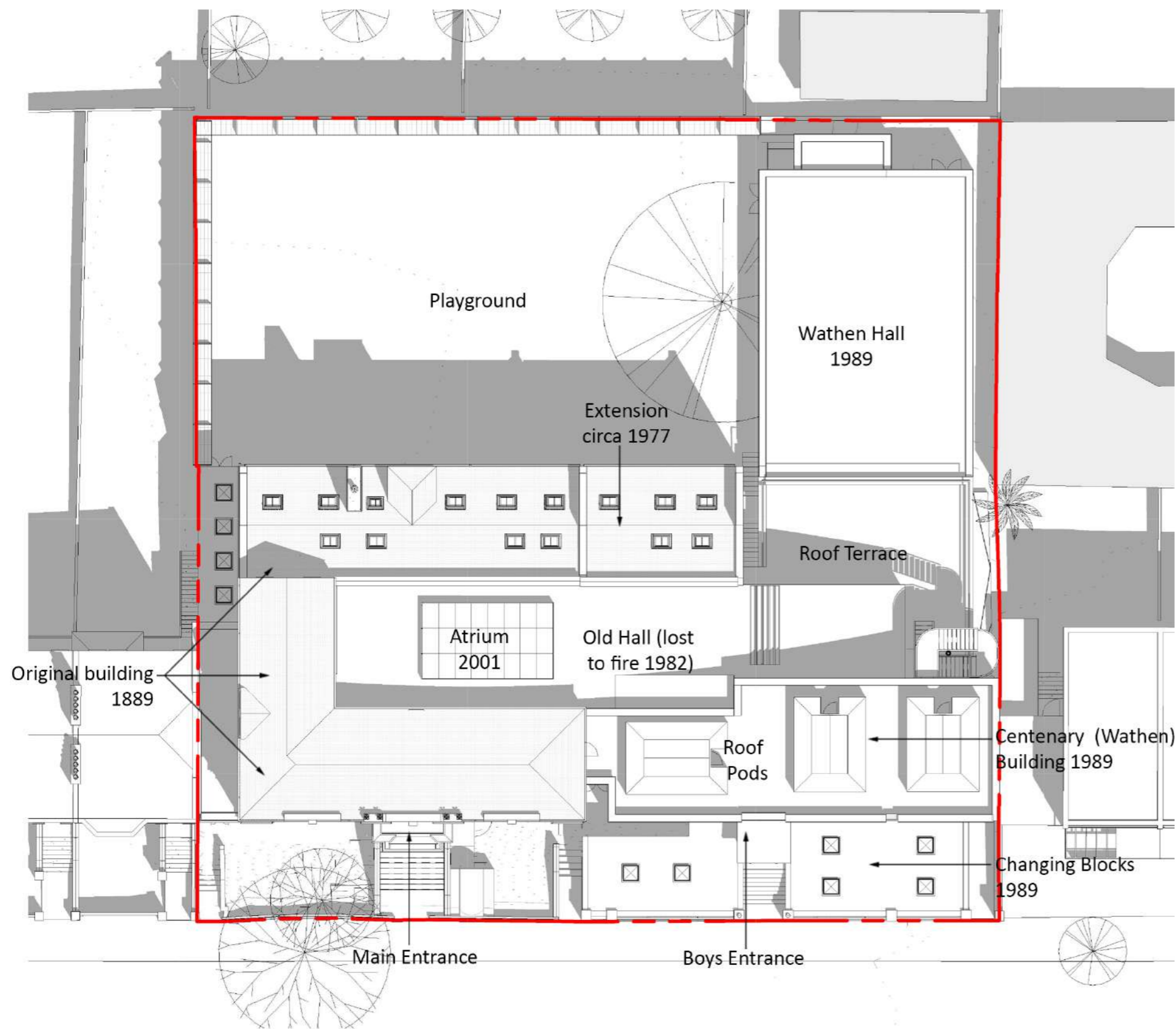
The Hall School is an independent day school for boys aged 4 to 13. Established in 1889, it is one of the leading independent schools in London and is committed to excellence in education. The School is the driving force behind the proposals presented today and has appointed a team of experts to ensure excellence across all aspects of the development.

The Hall School has been based in Camden for the entirety of its existence. The School is clear that the long term future of the School is at the current site on Crossfield Road.

A long and proud history in the local area demonstrates that this will remain the right location for the School for years to come.

The school can trace its history back to 1889 when it was set up as the Belsize School for Boys. In 1905 the school outgrew its building and so a swap was undertaken with a girl's school at The Hall. This building, now the Senior School, has been added to in a piecemeal fashion over time and this has led to a sub-optimal layout.





Building Plan labelling different stages of development

## BUILDING DEVELOPMENT HISTORY

### 1889

Original school building on northern half of the site. This part of the building is noted in the Belsize Park conservation area document as being of notable quality.

### 1977

The rear gable was extended adding a staircase and further classrooms. Architecturally this is a diminished version of the original but being at the rear of the site its impact is limited.

### 1982

The original main hall was lost to fire in an arson attack. Old photographs and drawings show how this space was of great quality and the heart of the school.

### 1986

The fire damaged hall space was filled in with flat roofed accommodation which was later covered by the current atrium.

### 1989

The Centenary Building or Wathen Building on the southern half of the site was added, this included the Wathen Hall. Specifically noted in the conservation area as not having the same design/heritage merit as the original building, this extension was done on a tight budget with poor finishing materials within and without.

### 2001

The in-fill of the old hall was partially cleared to make way for new circulation and additional classrooms. Though the architecture is of finer quality than earlier additions it is slightly alien to the context and presents a missed opportunity as some of the key issues regarding daylight, ventilation and circulation have been compounded by cramming in more classrooms.

### 2018

Planning permission granted for redevelopment scheme involving demolition of the 'Centenary' and 'Wathen 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 Wathen Hall. Works to enlarge the rear roof storey and insert three dormer windows to the old school building were also permitted.



## TREES

There is a large mature London plane tree subject of a TPO in the rear of the site adjacent to the Wathen Hall.

The consented scheme is accompanied by a Arboricultural Statement from Barrell Tree Care that sets out more detail on the condition of trees around the site and the impacts of development on them.



Aerial view identifying trees in and around the site



Aerial view identifying trees in and around the site

An application for extensions and alterations to one of the school buildings was refused (and dismissed at appeal) in 2006 because of impacts on this tree.

This tree has been pollarded earlier in its life but since then has formed a full crown. The tree is carefully maintained and the crown periodically reduced. Indications are that it is in good condition and is many decades from decline. It is in the School's interests for this tree to be retained as removal could be detrimental to the buildings foundations.

The trees on the eastern boundary are valuable in terms of softening the appearance of the tall fence required due to ball games in the playground and will not be impacted by the proposals. These trees also provide useful acoustic screening to the playground and are a feature of the townscape character of the conservation area.

Current proposals have been designed to ensure the TPO tree can be protected and retained through the construction period.



## TREE SCANS & SURVEYS

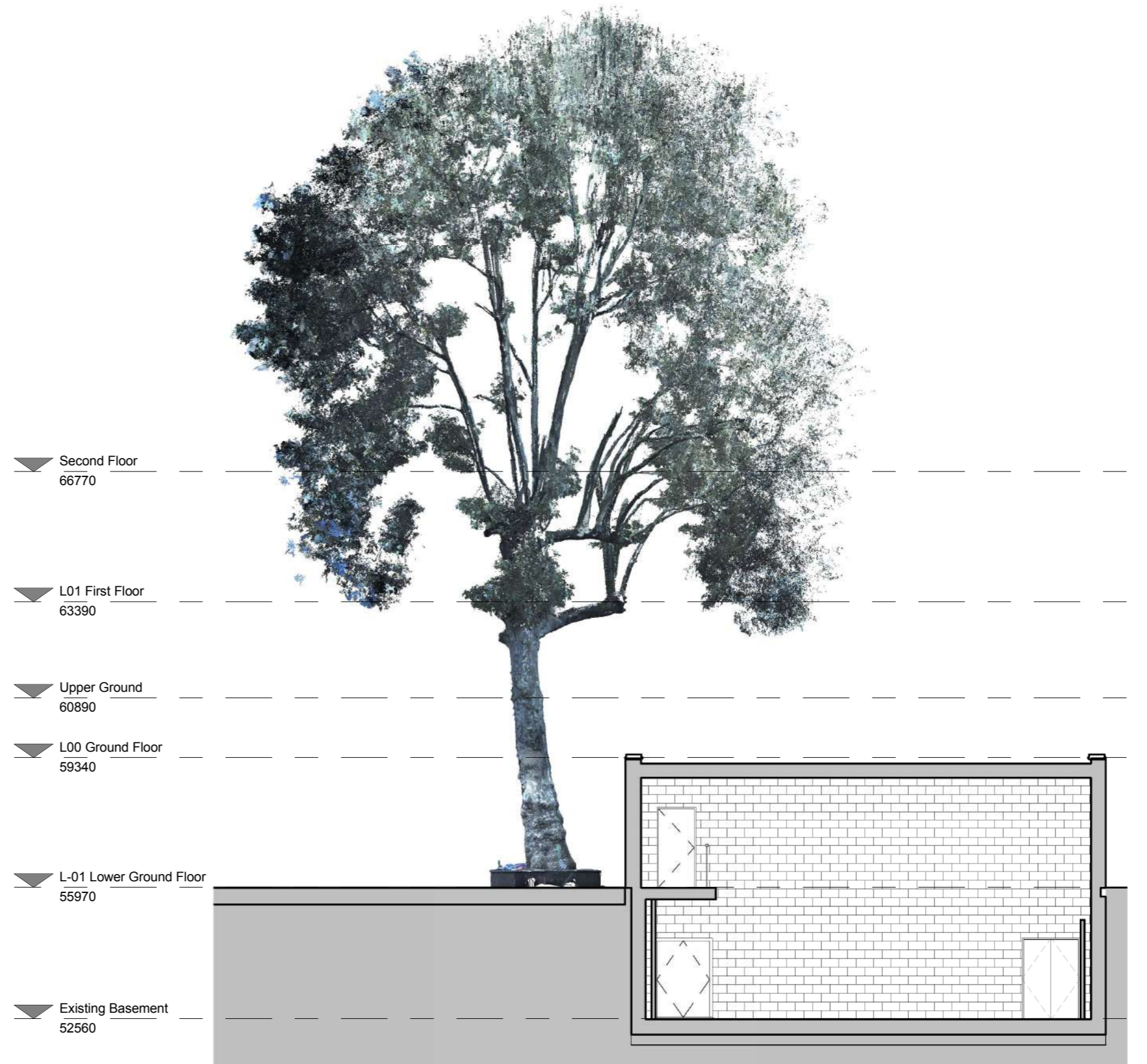
Due to the proximity of the TPO tree to the existing Wathen Hall and the proposed building works it has been deemed necessary to survey the tree in detail so as to ensure its future health.

Ground penetrating radar (GPR) has been used to determine the extents of the tree roots. It has been shown that they are not underneath the buildings and are limited to the playground where no works are due to take place. This has informed the development strategy and construction methodology detailed in the Arboricultural Statement.

Above ground a 3D LIDAR scan of the tree has been undertaken. As the section to the right shows this can be inserted into the design model to check the position of the proposals relative to the tree trunk, branches and canopy.



The TPO tree adjacent to the Wathen Hall





# The Hall

