

Building Futures Together

The Henrietta Barnett School

Replacement of an existing kitchen extract ventilation system at the Bigwood House

Central Square,

Hampstead Garden Suburb

London

NW11 7BN

Design, Access and Heritage Statement

P23-0402

March 2024

The Barker logo is a dark blue square with the word "Barker" in white, bold, sans-serif font. It is positioned in the bottom right corner of the page, partially overlapping a decorative graphic of overlapping diagonal stripes in shades of blue and yellow.

Barker

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The Henrietta Barnett School
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Prepared For and on Behalf of:
The Henrietta Barnett School

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1 Introduction

This statement is written in support of the submission of an application for Planning and Listed Building Consent for the replacement of an existing kitchen extract ventilation system at The Henrietta Barnett School, Bigwood House, Central Square, Hampstead, Garden Suburb, London, NW11 7BN.

The Henrietta Barnett School junior building, also known as the Bigwood House, is a grade II listed building, which sites within Hampstead Garden Suburb Conservation Area.

Planning History

Application Number: 23/O637/FUL

Replacement of the existing MUGA with a new extended MUGA, with associated retaining wall and access steps | The Henrietta Barnett School Central Square London NW11 7BN

Status: Granted with conditions April 2023

Application Number: 23/O638/LBC

Replacement of the existing MUGA with a new extended MUGA, with associated retaining wall and access steps | The Henrietta Barnett School Central Square London NW11 7BN

Status: Granted with conditions April 2023

Application Number: 22/4964/FUL

Installation of new extract ventilation system to the kitchen at the Bigwood House

Status: Withdrawn Jan 2023

Application Number: 22/4965/LBC

Installation of new extract ventilation system to the kitchen at the Bigwood House

Status: Withdrawn Jan 2023

2 Design Statement

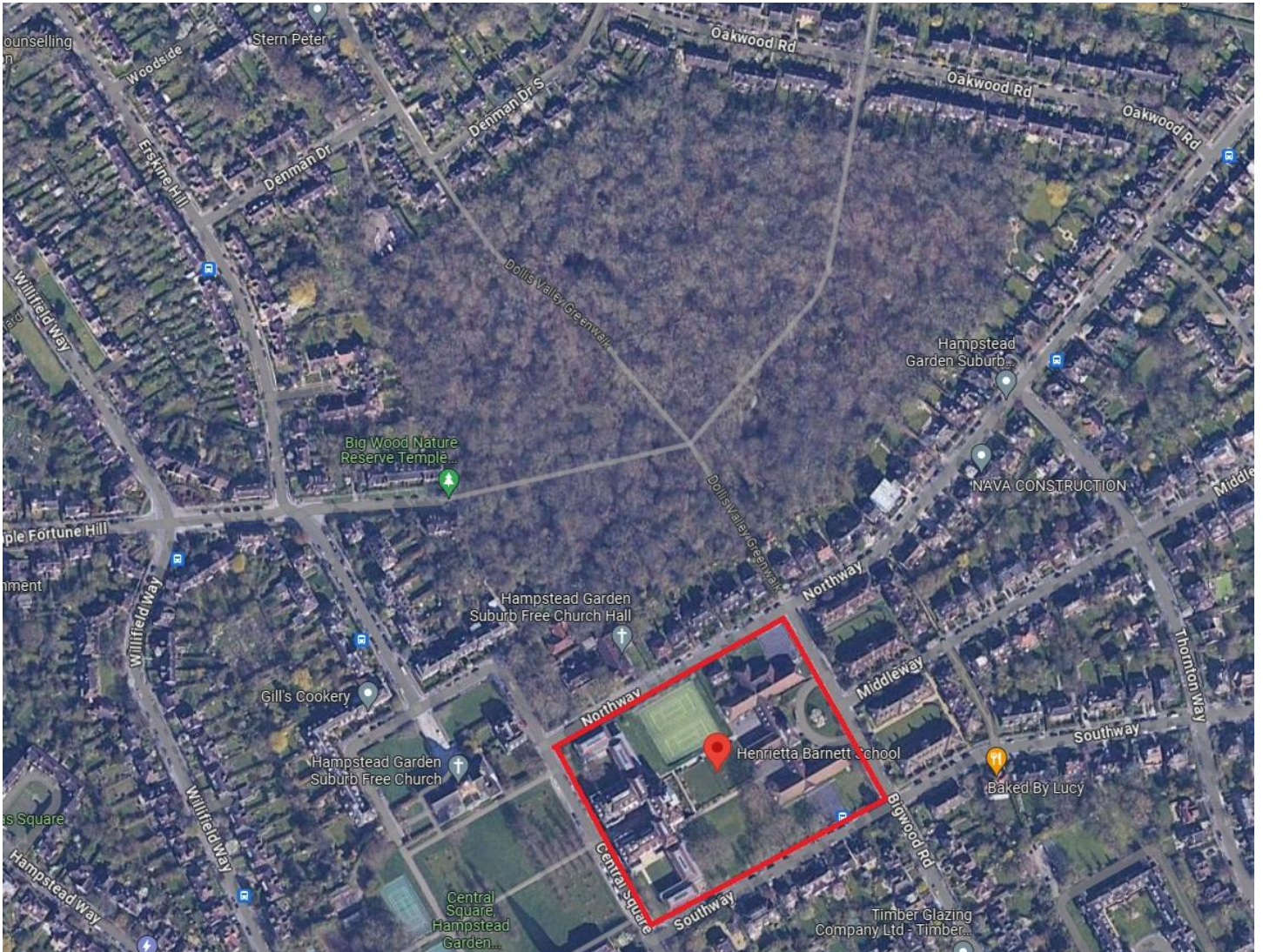
2.1 Location

The site is located at The Henrietta Barnett School, Bigwood House, Central Square, Hampstead, Garden Suburb, London, NW11 7BN.

Please refer to drawings:

- P23-0402-BA-A1-ZZ-DR-A-2000 Location and Block Plan

The surrounding area is mainly residential with the predominance of detached/semi-detached dwellings, and educational buildings that form part of The Henrietta Barnett School and grounds.



© Google Maps.

In addition, the site is within flood zone 1, and area with a low probability of flooding according to the Environment Agency flood map below.



Flood map for planning

Your reference	Location (easting/northing)	Created
<Unspecified>	525600/188486	11 Mar 2024 15:19

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- **In an area with critical drainage problems as notified by the Environment Agency**
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

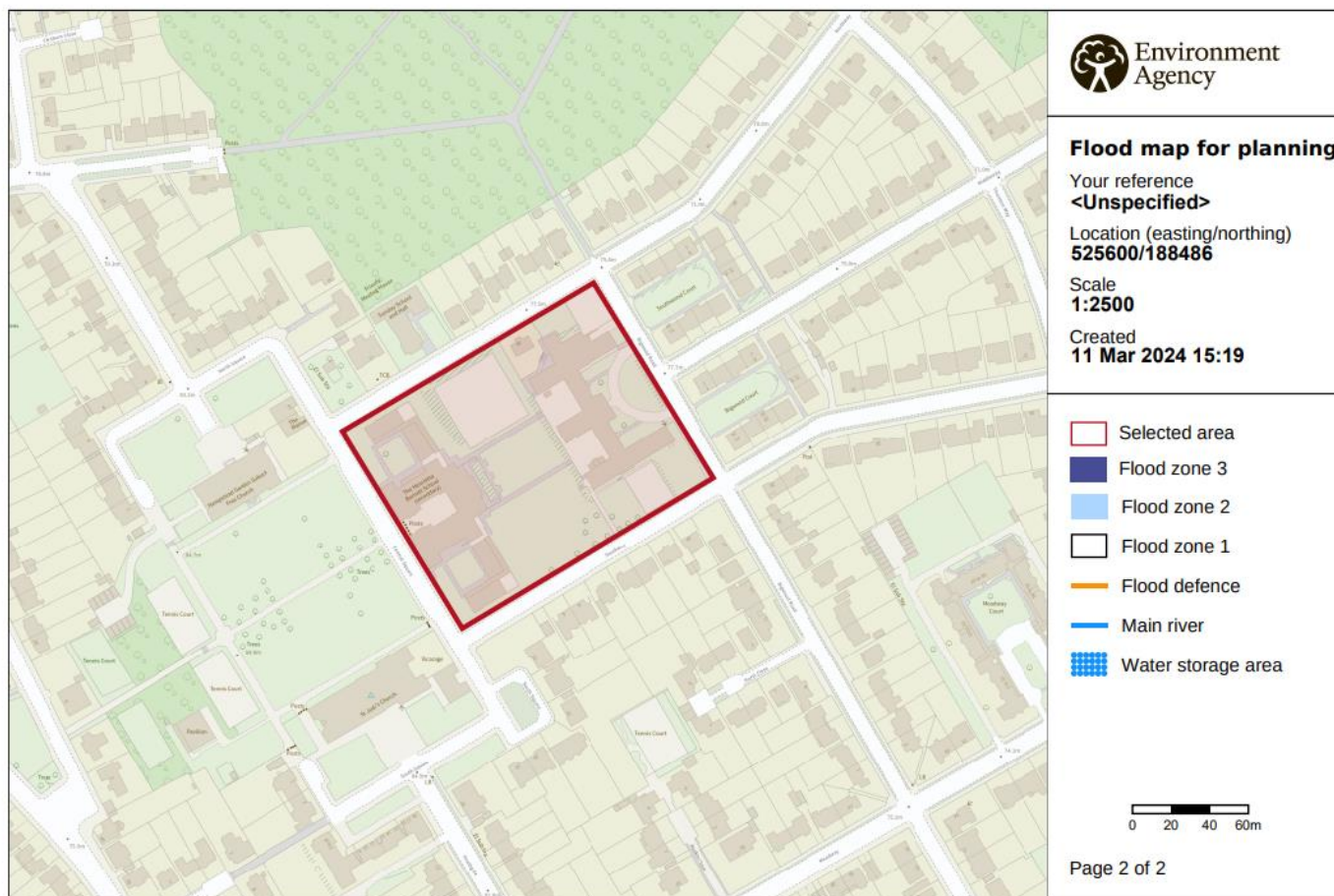
Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence **which** sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2022 OS 100024198. <https://flood-map-for-planning.service.gov.uk/os-terms>



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2.2 Use

The use of the building will remain as existing: Educational.

2.3 Amount

The proposal is for the replacement of the kitchen extract ventilation system. New ducting will be installed and external units located within existing external stores.

The proposal has not got any implications on increase of floor area and the building footprint will remain as existing.

2.4 Layout

Internal layout will remain as existing. The proposed extract ventilation system would run from the existing kitchen externally into an existing external storage area. This is an existing service area to provide independent access to kitchen, deliveries and bins collection.

Please refer to proposed drawings for further details.

2.5 Scale

The proposals will have no implications on the scale or volume of the building and the ventilation units has been designed to meet the minimum requirements for a kitchen of this size.

2.6 Landscaping

The present application has no implications for garden areas and landscaping.

2.7 Appearance

New ducting will be limited in height to the existing parapets and enclosed within existing walls to the external stores, mitigating their visibility impact from the public area.

The new proposed intake grille required will be of a colour to best match the colour of the surrounding brickwork.

Please refer to drawings for further details on the proposed works.

3 Access Statement

Access to the site and into the buildings will not be affected by the proposal and will remain as existing.

4 Heritage Statement

4.1 Description of the Heritage Asset

The Henrietta Barnett Junior School, also known as The Bigwood House, appears on the list of historic buildings maintained by the secretary of state as follows:

THE HENRIETTA BARNETT JUNIOR SCHOOL

Heritage Category: Listed Building

Grade: II

List Entry Number: 1359023

Date first listed: 18-Mar-1965

Statutory Address 1: THE HENRIETTA BARNETT JUNIOR SCHOOL, BIGWOOD ROAD NW11

Location

Statutory Address: THE HENRIETTA BARNETT JUNIOR SCHOOL, BIGWOOD ROAD NW11

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

County: Greater London Authority

District: Barnet (London Borough)

Parish: Non Civil Parish

National Grid Reference: TQ 25635 88510

Details

*1. 5004 BIGWOOD ROAD Hampstead Garden Suburb NW11 The Henrietta Barnett Junior School TQ 2588
26/91 18.3.65*

II



2. Two storey, with single storey wings. Purple brick: small red dressings. Hipped tile roofs. Elevation to Bigwood Road. Centre feature projecting of 2 storeys and 3 window bays. Centre door with slightly eared architrave surround and pulvinated frieze. Unusually high broken pediment with urn feature in the break. Parapet, with urns at the quoins. Three sashes to the first floor and recessed panels above, on parapet. Hipped roof surmounted-by cupola, on copper covered base, with cavetto roof of copper and with round headed lead (or copper) lights. Wings of single storey with plain sash window treatment. Three dormers to roof either side of centre but no dormers to single storey wings. The road end of these wings has each one high sash window pushing above the eaves and finished with cornice and pediment.

Listing NGR: TQ2556688467

Legacy

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

Legacy System number: 198817

Legacy System: LBS

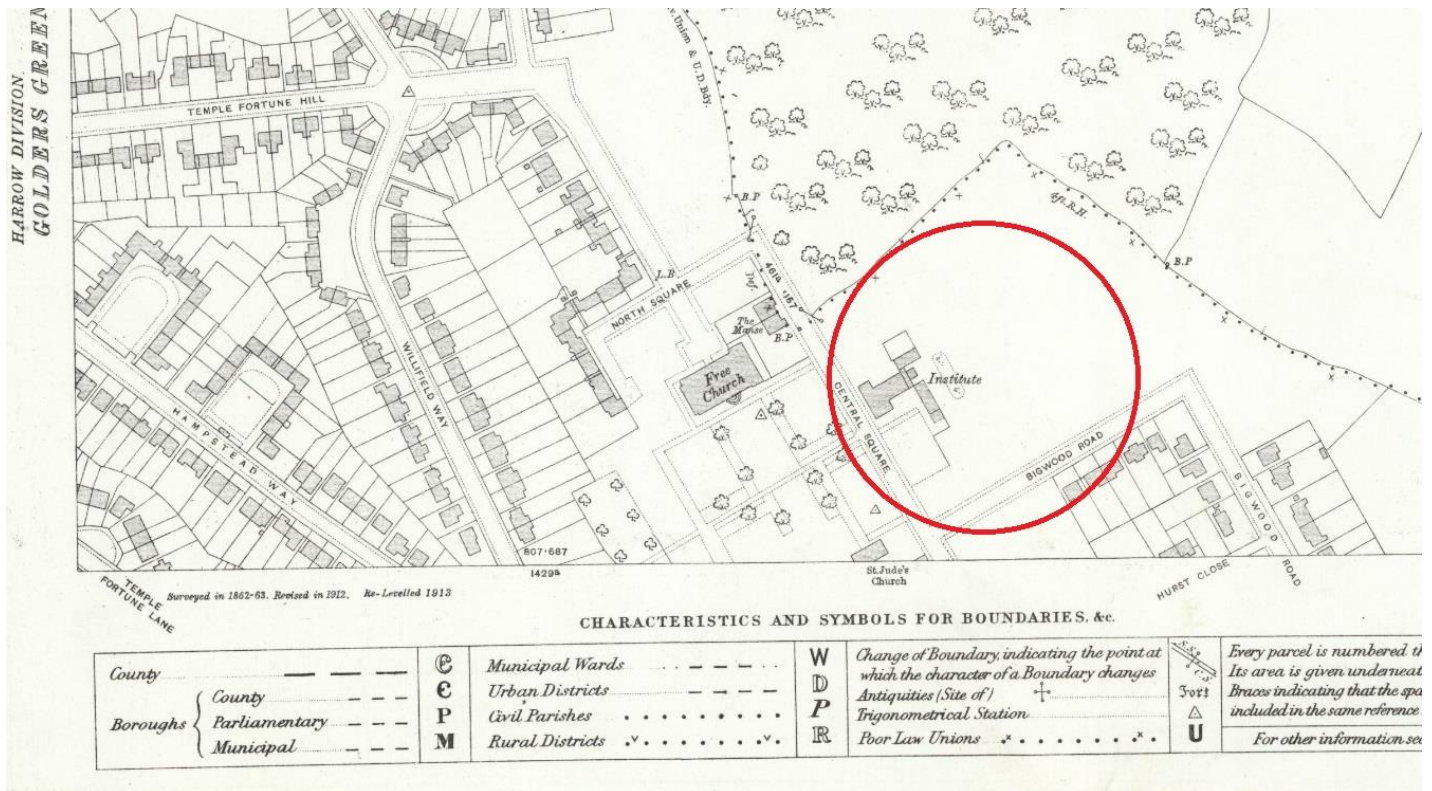
Legal

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

4.2 Significance of the Heritage Asset

The Bigwood House is located in the heart of Hampstead Garden Suburb Conservation Area and it is in the vicinity of several listed buildings such as The Henrietta Barnett School “The Institute” (grade II*), Bigwood Court (grade II), Southwood Court (grade II) or Hampstead Garden Suburb Free Church (grade I).

The following maps from the Library of Scotland shows the historic evolution of the site:

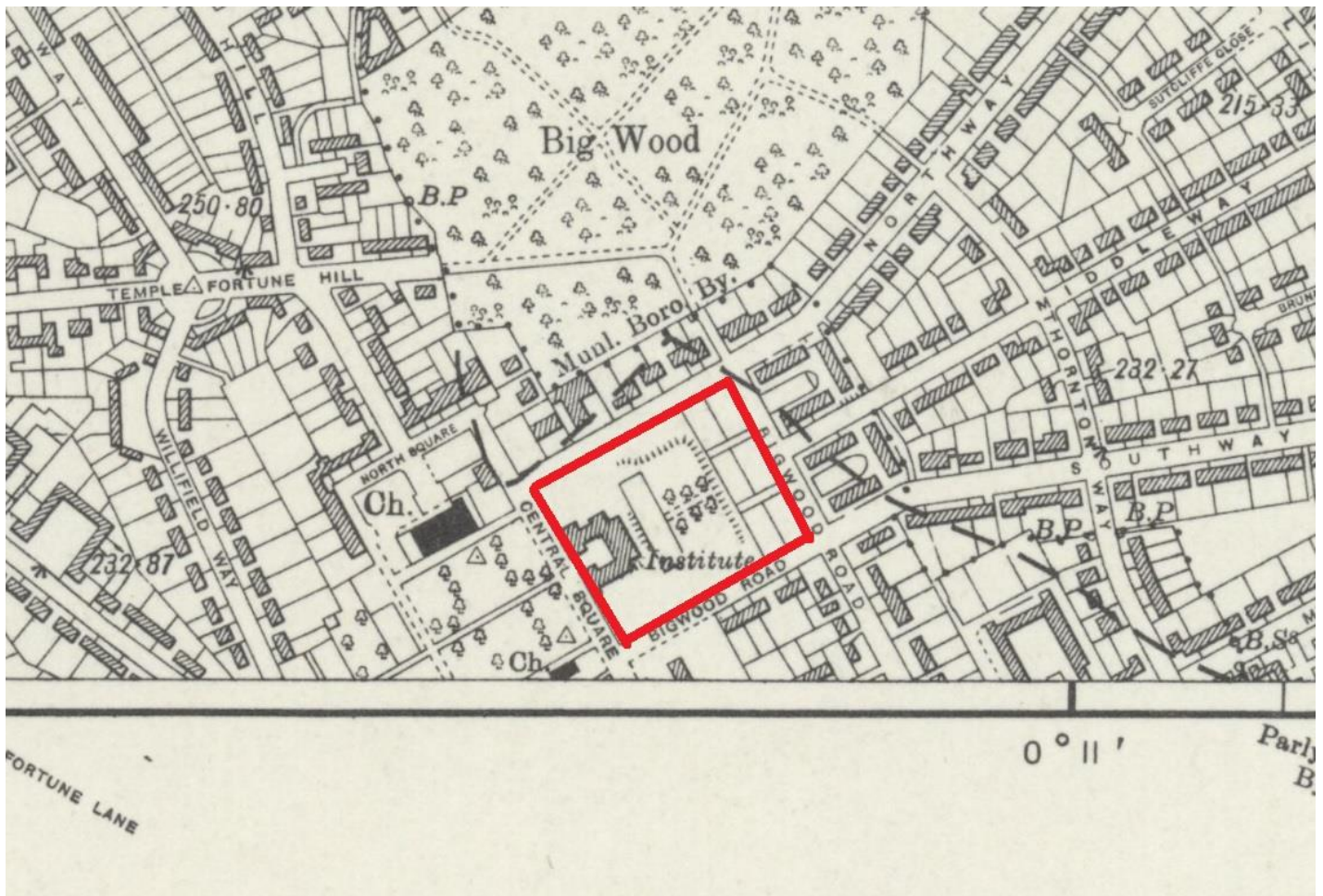


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Middlesex XI.8

Revised: 1912, Published: 1914

Size: map 64.4 cm x 96.6 cm (25.344 x 38.016 inches), on sheet ca. 76 x 104 cm (ca. 30 x 41 inches)

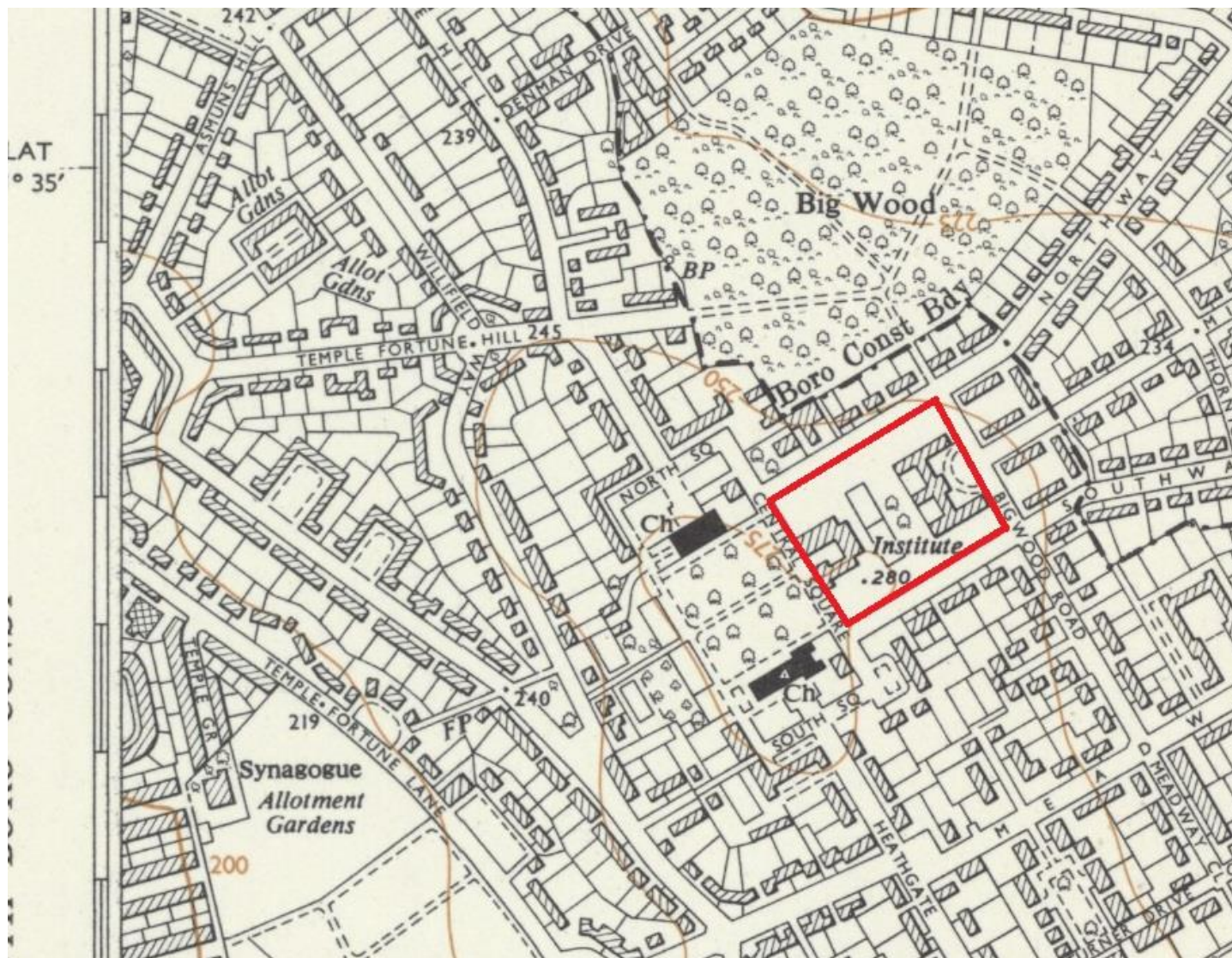


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Middlesex Sheet XI.NE

Revised: 1935 to 1936, Published: ca. 1947

Size: map 31 x 46 cm (ca. 12 x 18 inches), on sheet ca. 43 x 58 cm (ca. 17 x 23 inches)

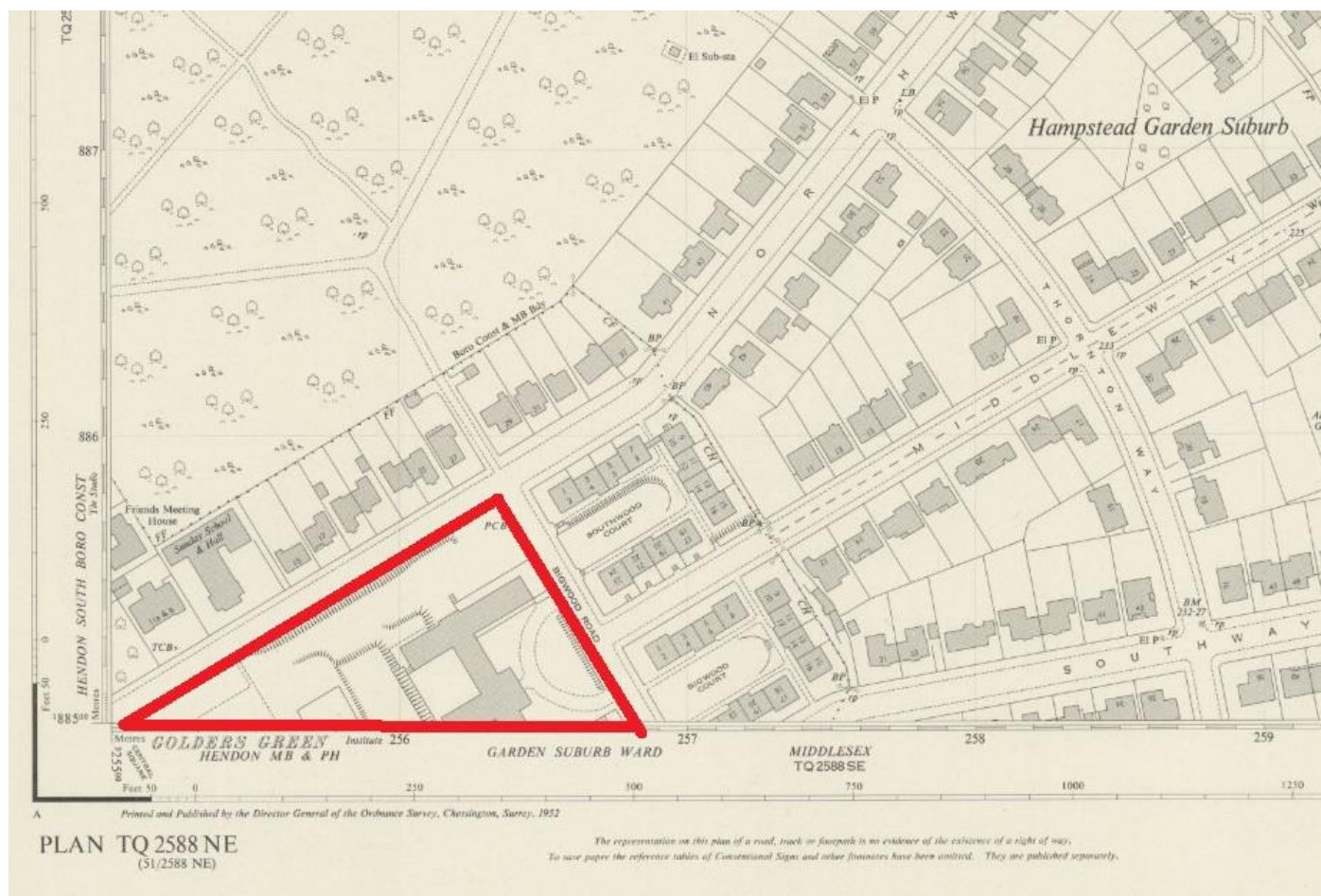


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TQ28NE - A

Surveyed / Revised: 1950 to 1955, Published: 1958

Size: map 47-50 x 47-50 cm (ca. 19 x 20 inches), on sheet ca. 68 x 58 cm (27 x 23 inches)



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TQ2588NE - A

Surveyed: 1951, Published: 1952

Size: map 40 x 40 cm (16 x 16 inches), on sheet ca. 56 x 49 cm (ca. 22 x 20 inches)

The following link from Historic England shows the building in 1946:

https://historicengland.org.uk/images-books/archive/collections/aerial-photos/record/raf_3g_tud_uk_161_vp2_5112

Assessing significance is a key principle for managing change to heritage assets and is embedded within the historic environment section of the National Planning Policy Framework (NPPF, 2012). When considering the impact of proposed development, the NPPF advises that the more significant the heritage asset the greater the presumption in favor of its conservation (policy HE9). English Heritage issued Conservation Principles in 2008 to explain its philosophical approach to significance and managing change an identified four main aspects of significance: evidential, historical, aesthetic and communal. Within these categories, significance can be measured in hierarchical levels; the most usual levels are:

- Highest – an asset important at the highest national or international levels, including scheduled ancient monuments, Grade I and II* listed buildings.



- High – a designated asset important at a national and sometimes at a regional level, including Grade II listed buildings.
- Medium – an undesignated asset important at a local or regional level, including local (nonstatutory) listed buildings or those that make a positive contribution to the setting of a listed building or to a conservation area. May include less significant parts of listed buildings.
- Low – structure or feature of very limited heritage value and not defined as a heritage asset. May include insignificant interventions to listed buildings, and buildings that do not contribute positively to a conservation area.
- Negative – structure or feature that harms the value of a heritage asset. Wherever practicable, removal of negative features should be considered, taking account of setting and opportunities for enhancement.

The historic building is a grade II building which are defined as of 'buildings of special interest' and comprise some 91.7 per cent of all listed buildings and therefore of high significance. It form part of the site of the Henrietta Barnett School where is located the Institute, a grade II* building. Therefore, the historic building is of high significance.

This building was built in the 1940s and the single storey and rear stores are modern extension to the historic building.

The application relates to the replacement of an existing ventilation system in the kitchen including external ducting. The rear single storey and stores are modern extensions to the historic building. This area is of low significance. Ducting will be enclosed withing existing external stores and a new ventilation intake will need to be located at the rear of the external wall to the stores which colour will be to match the colour of the surrounding brickwork.

4.3 Conditions of the Heritage Asset

The historic building and its surroundings are in good condition, well maintained and currently in use. In addition, The Hampstead Garden Suburb Conservation Area is very well preserved and maintained.

4.4 Design principles

The following order of priorities are being followed:

- Retention of original historic fabric.
- Installation of new extract ventilation system to be undertaken as far as possible on a "reversible" manner in order that any alteration is capable of removal without leaving any trace on the historic fabric.

4.5 Schedule of works to the Heritage Asset

The work comprises:

- Replacement of the existing extract ventilation system to the kitchen at the Bigwood House.

Please refer to drawings submitted with this application.

4.6 Impact on the heritage asset and its setting

Historic England's Good Practice in Planning Note 2, Managing Significance in Decision Taking in the Historic Environment confirms that "change in the historic environment is inevitable but is only harmful where significance is damaged". That is not the case here with new proposals will have very limited impact of the historic fabric and



the works will be carried out in a reversible manner. New openings on existing fabric would be limited to the minimum necessary to accommodate the new ducting system and will be carried out on a modern single storey extension to the kitchen and modern external stores.

The external ducting and components will be fully dismantable and reversible. In addition, the replacement of kitchen extract system would not affect special interest and its replacement for a more efficient system would be a welcome investment on the historic building and thereby helping to secure its long-term future in beneficial use.

Appendix A: Drawings



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Design, Access and Heritage Statement

Replacement of kitchen extract system at The Henrietta Barnett School

Drawings:

P23-0402-BA-A1-ZZ-DR-A-2000 Location and Block Plan

P23-0402-BA-A1-B-DR-A-2005 Existing Lower Ground Floor Plan

P23-0402-BA-A1-ZZ-DR-A-2007 Existing Floor Plan Elevation and sections

P23-0402-BA-A1-ZZ-DR-A-2008 Existing Floor Plan Elevation and sections

P23-0402-BA-A1-ZZ-DR-A-2010 Proposed Floor Plan Elevation and sections

P23-0402-BA-A1-ZZ-DR-A-2011 Proposed External Stores

P23-0402-BA-A1-GF-DR-A-2012 Proposed External Stores Floor plan

P23-0402-BA-A1-ZZ-DR-A-2013 Proposed External Stores

Appendix B: Photographs

The logo for Barker, featuring the name "Barker" in white, bold, sans-serif font on a dark blue square background. The square is part of a larger graphic element consisting of several overlapping, semi-transparent shapes in shades of blue and yellow, creating a dynamic, angular effect.

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Replacement of kitchen extract system at The Henrietta Barnett School



Aerial view of the site © Google Earth.



Aerial view of the site © Google Earth.

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Replacement of kitchen extract system at
The Henrietta Barnett School



Aerial view of the site © Google Earth.



External view of the area.

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Replacement of kitchen extract system at
The Henrietta Barnett School



External view of the area.



External view of the area.

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Replacement of kitchen extract system at
The Henrietta Barnett School



External view of the existing flat roof



External view of the existing rear wall



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