

IF AT FIRST YOU DON'T SUCCEED...

Try try again, or in the case of the Henrietta Barnett School it was a case of try eighteen times before success was achieved.

Since the early 1960's some seventeen schemes have been developed and failed to receive planning permission until the eighteenth proposal that Hopkins Architects put forward.

Originally asked to evaluate the entire school campus the resulting plan proposed the re-organisation of the existing buildings, reducing the need for new buildings to 1,100sqm a substantial reduction when compared to earlier schemes.

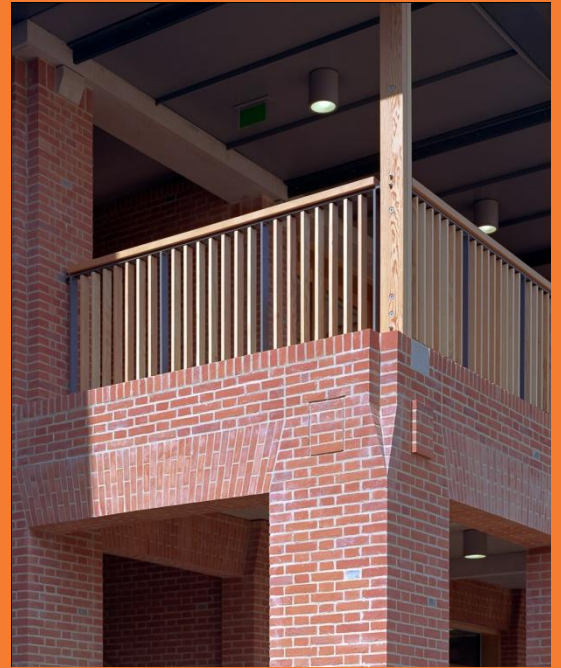
The school is located in the heart of the conservation area of Hampstead Garden Suburb. Founded in 1911, the main body of the school is a Lutyens-designed Grade II* Listed Building hence the difficulties obtaining planning permission.

Hopkins Architects carried out extensive consultations with a number of stakeholders including Barnett Planning Authority, English Heritage, the Hampstead Garden Suburb Trust, the Victorian Society, the 20th Century Society, the Lutyens Trust and CONSAM (Conservation and Amenities Committee).

Crucial to obtaining planning permission was the ability to provide a design that sat comfortably with the existing building, conceived as wings to the larger Lutyens building where a distinctive 50mm high brick in red and grey laid in Flemish bond were used, which the new buildings complement. A blend of two hand-made bricks from Charnwood Brick were used 75 % Windsor Red and 25% Hampshire Red these were pre-blended at the Charnwood factory and with over 100,000 bricks supplied this made the project easier when they were delivered to site. The bricks were also manufactured to the original 50mm size to enhance the integration of the new build to the old.

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