



Design, Access & Heritage Statement (Rev B)

Listed Building Consent

Acland Burghley School
93 Burghley Road
London
NW3 1UJ

Prepared on behalf of
London Borough of Camden
5 Pancras Square
London
N1C 4AG

Job No: 34691
Date: June 2023

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Prepared By: Oscar Ruben BSc (Hons)

Authorised for Issue:

{{Sig_es_.signer1:signature}}
 For and on behalf of Baily Garner LLP
 {{Dte_es_.signer1:date}}

Version	Issue Date	Reason for Issue
	May 2023	To accompany Planning Application
B	June 2023	Modified to Aluminium Glazing at LA request.

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1.0 Introduction

1.1 General

- 1.1.1 This Design, Access & Heritage Statement has been prepared by Baily Garner on behalf of the London Borough of Camden. It accompanies the full planning application for replacement roof and glazing to the Art terrace at Acland Burghley School
- 1.1.2 This report responds to the requirements of the Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2006 (the GDPO) for planning applications (with some exceptions) to be accompanied by a Design and Access Statement.
- 1.1.3 The structure and content of the statement has been informed by DCLG Circular 01/2006 Guidance on Changes to the Development Control System (12 June 2006) and Design and Access Statements: How to Write, Read and Use Them (CABE, 2007). Together these have provided advice on what a Design and Access Statement should include.

1.2 Structure of the Statement

- 1.2.1 Based on the Circular 01/2006 and CABE advice, the following sections of the Statement comprise:
 - Section 2.0 - Understanding the Context
 - Section 3.0 - Design
 - Description of Proposal, Use, Layout, Scale and Appearance
 - Section 4.0 - Access
 - Section 5.0 - Summary and Conclusion

2.0 Understanding the Context

2.1 Site Description

Dating circa 1967, Acland Burghley School is a Grade II Listed building, receiving listed status due to architectural interest; the design's bold elevational treatment and skilful handling of pre-cast concrete components and their finishes confer a strong aesthetic while respecting the wider Victorian townscape. The structure is a combination of pre-cast and in-situ concrete elements, clad with pre-cast panels with an exposed aggregate finish of Walley flints. Internal finishes are of painted, shuttered concrete and rendered blockwork.

Three teaching towers of five storeys are attached to the three storey administration core, with the west range of three storeys. These different elements are united by a consistent architectural treatment of bands of aluminium fenestration (replacements for the boxed-out, double-sliding acoustic windows) and canted flint aggregate panels over octagonal columns with infill panels of grey brick and fair-faced in situ concrete.

The buildings have flat roofs with mostly renewed sky lights. The windows are early C21 replacements, but some of the external doors, apart from the main entrance doors are contemporary.

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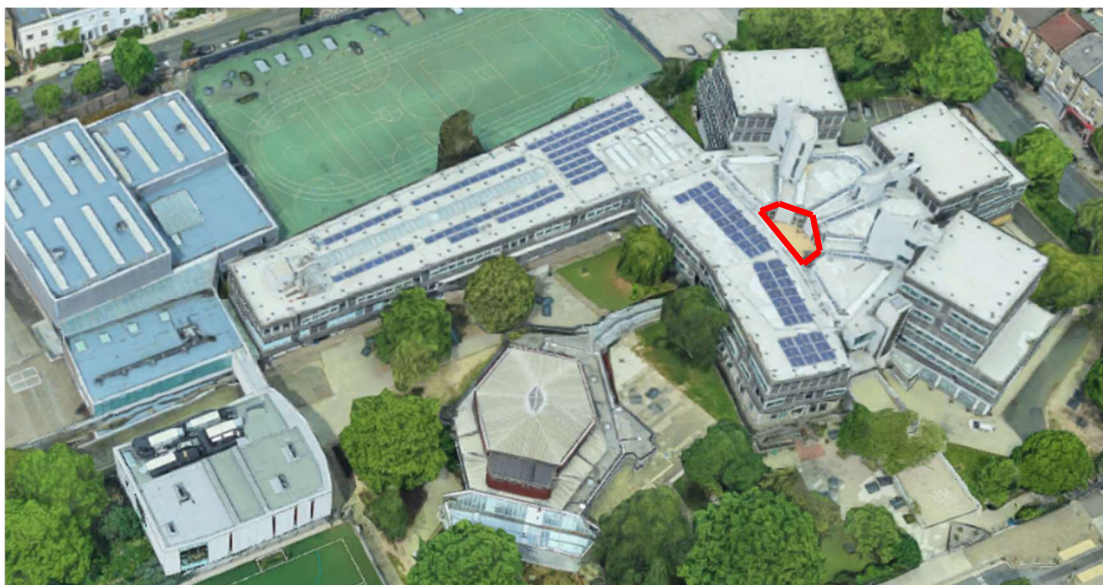


Figure 1: Acland Burghley School, aerial view. (Art Terrace outlined in red)

- 2.2 The works proposed are replacement roofing and fenestration to the Art Terrace (Figure 2). The roof is an inverted roof system with a paved finish. Beneath this is a liquid waterproofing layer, with an insulation layer between (Figure 3). The surrounding fenestration is aluminium double glazing.



Figure 2: Overview of roof terrace and glazed area



Figure 3: Roof build-up beneath paving

- 2.3 The current roof terrace system is defective and poorly detailed; with a number of persisting active leaks internally (see Figure 4 below for sample). The current arrangement does not allow water to effectively drain, which results both in leaks and also poses a health and safety risk to users during winter months when ponding water often freezes.

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Figures 4 and 5: A sample of internal leaks to ceiling below, due to poor roof detailing (left). A sample of defective, life expired glazing. Bowing door which does not close flush, and blown seals with condensation between panes (right).

2.4 The glazing is also life expired, with a number of defects such as broken seals and bowing units, which require replacement.

3.0 Design

3.1 Description of the Proposal

3.1.1 The proposal is to replace the roof terrace and surrounding glazing, with materials similar in appearance.

3.1.2 Works will include;

- Stripping back existing roof layers to concrete roof deck; providing a new Bauder Inverted roof system with pavers of a matching appearance to those in situ.
- Renewal of defective aluminium fenestration (replacing with aluminium) (extent shown on appended project drawings).

3.2 Existing Use

3.2.1 The property is a secondary school building, the primary use of which is the delivery of education.

3.2.2 The property is Grade II Listed.

3.3 Layout

3.3.1 No alterations are required to the existing layout of any dwelling.

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3.4 Scale

3.4.1 No change in scale is proposed and therefore this item is not considered applicable.

3.5 Appearance

3.5.1 Similar materials in terms of appearance are proposed for both elements, and therefore the change in appearance is considered to be negligible. Another significant consideration is that the roof terrace is not visible from any Publicly accessible footpaths, being sheltered on all sides by the school itself.

4.0 Access

4.1.1 No changes to access are proposed and therefore access is considered not applicable.

5.0 Summary

5.1.1 The changes proposed are considered essential maintenance works to ensure the school stays open and functional. The alterations are sympathetic to the buildings Listed status and Like for like materials will generally be utilised. As above, the alterations are also not visible from any Publicly accessible location due to the enclosed nature and location of the roof terrace.