



Design, Access & Heritage Statement

Listed Building Consent

New End Primary School
Streatley Place
London
NW3 1HU

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

Job No: 35467
Date: June 2024

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Prepared By: Josh Fay BSc (Hons)

Authorised for Issue:



For and on behalf of Baily Garner LLP

Jun 11, 2024

Version	Issue Date	Reason for Issue
0.1	Feb 2024	To accompany Planning Application
0.2	June 2024	Revision following Conservation officer discussions

Design Access & Heritage Statement

New End Primary School, Streatley Place, London, NW3 1HU

CONTENTS

1.0	Introduction	3
1.1	General	3
1.2	Structure of the Statement	3
2.0	Understanding the Context	3
2.1	Site Description	3
3.0	Design	5
3.1	Description of the Proposal	5
3.2	Existing Use	5
3.3	Layout	5
3.4	Scale	5
3.5	Appearance	5
3.6	Roof Replacement Method Statement	6
3.7	Window Replacement Method Statement	6
4.0	Access	6
5.0	Summary	6

Design Access & Heritage Statement

New End Primary School, Streatley Place, London, NW3 1HU

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 Window Repairs and Roof Replacement Works at New End Primary 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

- 2.1.1 Designed by the Architect T J Bailey in 1904 and completed in 1906, the school is constructed in red and yellow bricks, with red brick pilasters and stone detailing. There is a clay pitched roof, with conventional timber framed sliding sash windows. It is a Grade II Listed building and the listing describes it as Edwardian Baroque.

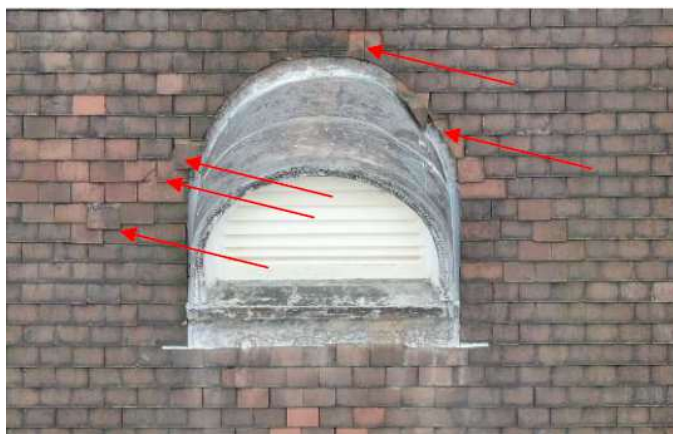


Figure 1: New End Primary School (aerial view)

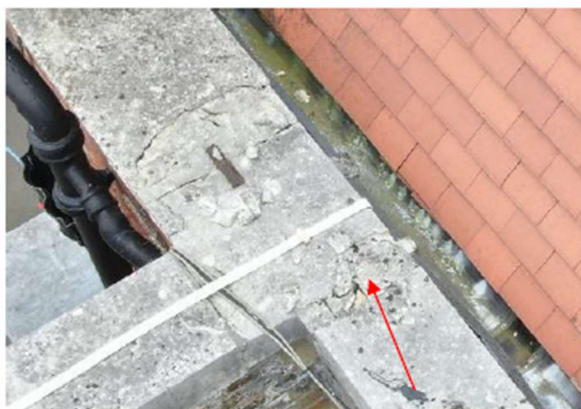
Design Access & Heritage Statement

New End Primary School, Streatley Place, London, NW3 1HU

- 2.1.2 A condition survey completed December 2019 identified the deterioration of the timber windows including Wet Rot in several isolated areas. The suggested remedy was to repair and redecorate if possible and a complete replacement in selected locations if a repair is not deemed possible.
- 2.1.3 In addition to these defects, a Photographic Pitched Roof Survey Captured by a drone in 2021, identified, defects including, missing/slipped/broken tiles, incorrect repair techniques leading to water ingress, holes with no underlying sarking felt visible, lead detailing issues at abutments and many more.



Figures 2 and 3: Visible evidence of deterioration to the timber windows and visual evidence of chipped, missing and slipped roof tiling.



Figures 4 and 5: slipped tiles caught in snowguards and resting on parapets. Broken Defective Stone Copings. Playground directly below.

3.0 Design

3.1 Description of the Proposal

3.1.1 The proposal is to improve the safety and water-resistance of the school by repairing the pitched roof inclusive of replacing damaged tiles, installing new sarking felt in line with modern methods of construction and good practice, repairs to lead abutments and stone coping stones to parapets. The proposal also includes repairs to timber windows that have deteriorated and are either unopenable, insecure within their frame or require a variety of timber repairs to the main school building. Generally through sympathetic repairs to existing windows and the roof covering, the school building will retain its heritage appearance. Conscious of the building's historical significance and Listed status, the original fabric is to be retained to the largest extent. We will also be sympathetically conducting cleaning to the external façade to return it to its original appearance.

Works will include;

- Repairs and redecoration to Timber Windows.
- Overhaul of sliding Sash Cords and opening mechanism to ensure proper function.
- All opening mechanisms will be retained where possible to preserve heritage value.
- External Façade Cleaning.
- Stone and Concrete Repairs. All repairs will be sympathetic to the heritage of the building. All repairs will be finished to the existing colour, texture and profile.
- Roof tile replacements where damaged or missing. Existing roof tiles appear to be machine made and therefore similar product to be installed to match colour texture and profile.
- Roof sarking felt installation
- New timber battens
- Replacement of lead roof abutments

3.2 Existing Use

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

3.3 Layout

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

3.4 Scale

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

3.5 Appearance

Design Access & Heritage Statement

New End Primary School, Streatley Place, London, NW3 1HU

- 3.5.1 The timber repairs to be undertaken shall be sympathetic in nature. Following the repair works, all windows will be redecorated, therefore no impact shall be had on the appearance of the windows.
- 3.5.2 Should any units be deemed life expired and unable to be repaired, the windows shall be recommended for replacement and a further application submitted. Based on current information, it is not anticipated that replacement shall be required however shall be confirmed once high level access is achieved.
- 3.5.3 Existing roof tiles are to be retained where necessary but noting that some tiles will require replacement due to damage slipped or missing. These tiles will be replaced with new machine made tiles to match the existing. The tile proposed and agreed with the Senior Conservation Officer on site is the Marley Acme Single Camber Red-sandfaced tile.

3.6 Roof Replacement Method Statement

- 3.6.1 The roof will be stripped up back to the roof structure, making sure to retain all coverings deemed to be in good condition. New sarking felt will then be installed to all roof areas. New timber battens will then be installed to the same configuration as previously. All abutment details will be repaired and replaced. All existing tiles that were retained will be recycled and installed back on the roof whereas damaged tiles will be replaced with new to match the existing.

3.7 Window Replacement Method Statement

- 3.7.1 Included within this application, is a copy of the proposed methodology for timber care repairs. This is the methodology the contractor will adopt to carry out the works. The works will be carried out by an competent, approved contractor

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 to undertake required repairs to prolong the element life and prevent further deterioration of the exiting timber units, increase the natural ventilation, water resistance and safety of the school. The windows if left to deteriorate further will require full replacement and therefore to maintain heritage value, repairs at this stage to prolong window lifecycles are required. The roof covering and abutment details are in a poor condition and alterations are required to prevent the need for full replacement and internal closure. The alterations are sympathetic to the buildings Listed status. The original windows, window frames and roof tiles are generally to be retained; with repairs and localised replacements required only. Should replacement windows be required, a separate application for this will be proposed. All façade cleaning and repairs will be carried out in line with the heritage guidance to ensure maintenance of heritage value.