

La Sainte Union: Design & Access statement

CIP Major Alterations & Refurbishment Project
of the
Senior Block

rev: A 16.Aug.13



1.0 EXECUTIVE SUMMARY

1.1 THE PROJECT

La Sainte Union Catholic School has received Capital Investment Programme funding from the London Borough of Camden to undertake improvement works to the school buildings. This takes the form of two elements;

- Condition items that require urgent attention to prevent deterioration of the School's buildings.
- Suitability including remodelling and extensions to provide improved facilities for the School.

The proposed works are not required due to expansion; as such there will be no increase in pupil numbers.

Whilst the funding has been allocated for the whole school, this application concerns the 1960's Senior Block to the east of the site. The proposed works will enable the School to modernise their premises and result in a more efficient use of their campus. This in turn will enable the school to develop their learning potential.

1.2 THE SITE

The site has the following designations and criteria which have informed the design process;

- located within the Dartmouth Park Conservation Area (1992)
- Junior Block (Victorian convent) is Grade II listed
- contains land that is Designated Open Space
- contains 8no. trees with Tree Preservation Order
- contains an orchard area within the curtilage, but not ownership, of the school

We have referred to the 'Dartmouth Park Conservation Area Appraisal and Management Statement' to ensure that any of the proposed works do not contravene the essence of this document.

1.3 THE PROPOSAL

The proposed new build element of the works to the Senior Block has a total provision of 423m² (Gross Internal Area) which is arranged on the ground and first floors.

The ground floor works include;

- new infill entrance, including an accessible WC
- staff accommodation

The first floor accommodation includes;

- two teaching spaces (media and health & social care)
- extension to the existing general teach classroom on the existing roof terrace (In principle this extension is based upon the current planning approval 2012/1964/P).

The design intent is to unify the whole building; from the original 1960's, including later extensions and the proposed new works.

The new entrance has been designed to provide a focal point to the front elevation. This will provide an opportunity for new signage on the building. New windows will alter the appearance of the building, whilst improving thermal efficiency and increasing the natural ventilation. The existing tile hanging will be removed, replaced with an alternative cladding system with increased insulation.

The feedback from the staff consultation unanimously supported the green multi cladding option. With a bright and fresh appearance, this option incorporates the School colours, building on the identity of La Sainte Union Catholic School.

As a result of the proposed extension 8no. trees will be removed. Of these eight trees only one is of a size whereby its loss would be noticed by the surrounding properties. The other seven trees are young and offer no contribution to the wider visual amenity. This is discussed in more detail within the Arboricultural Impact Assessment. The site plan proposes some replacement trees on the northern boundary.

Whilst the Senior Block does not have a street presence, it is nevertheless a front door to the school for pupils, staff and visitors. As such the first impression requires refreshing and updating. The replacement of the existing windows and tile hanging create an opportunity to transform the existing tired facade. The proposal is a good quality scheme that has been designed to respond positively to the character of the 1960's building.

1.4 THE TIMESCALE

The detailed design and tender stages will take the project into spring 2014. It is anticipated that the works will be completed on site, ready for handover to the School by Christmas 2014.

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2.0 INTRODUCTION

2.1 SCOPE OF THE DOCUMENT

This Design & Access statement has been prepared in support of proposed works to the Senior Block at La Sainte Union Catholic School, Highgate Road. The headings within the statement are set out in line with the CABE document 'Design and access statements: How to write, read and use them'. This statement must be read in conjunction with the supporting documents and drawings submitted with the application.

2.2 THE PROJECT

DHP Property Consultants have been appointed by La Sainte Union Catholic School to undertake improvement works to the school funded by the London Borough of Camden. This takes the form of two elements;

- **Condition**

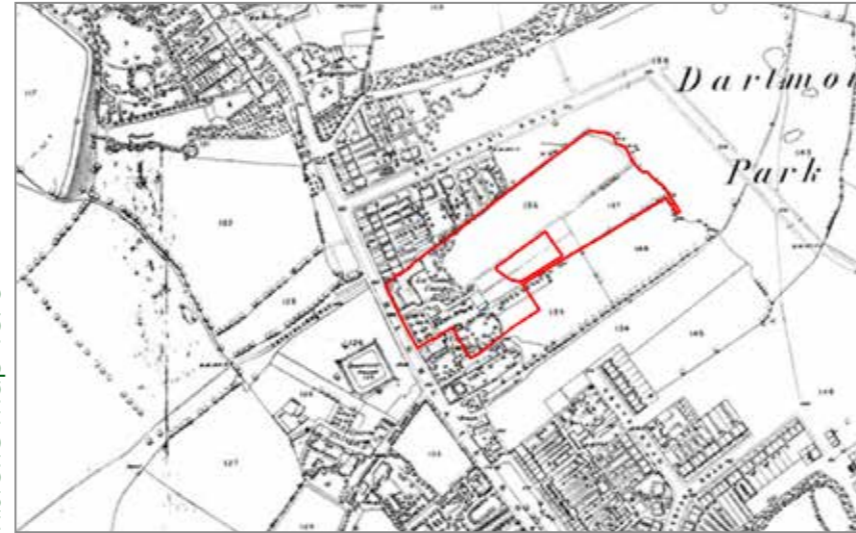
These works are identified from the Condition Survey and are predominantly items that require urgent attention to prevent deterioration of the School's buildings.

- **Suitability**

These works include remodelling and extensions to provide improved facilities for the School.

Whilst the funding has been allocated for the whole school, this application concerns the 1960's Senior Block to the east of the site.

historic map 1873



historic map 1896



historic map 1915



historic map 1936



historic map 1954



historic map 1970



2.3 THE SCHOOL

The school is located on the original site of the convent of the Sisters of La Sainte Union des Sacrés-Coeurs. The school was originally a small private boarding school, becoming a grammar school in the 1960s, and then a comprehensive in the 1970s. During this period the buildings on the site have been adapted and extended to meet the School's needs.

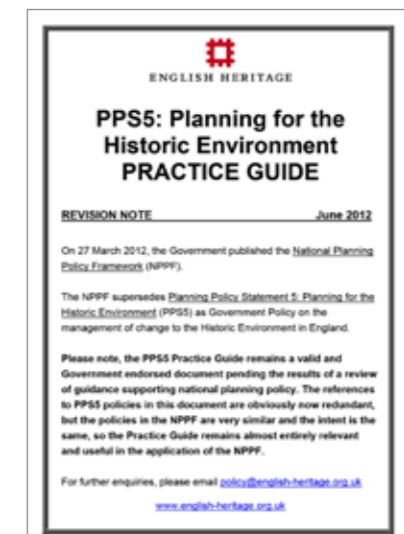
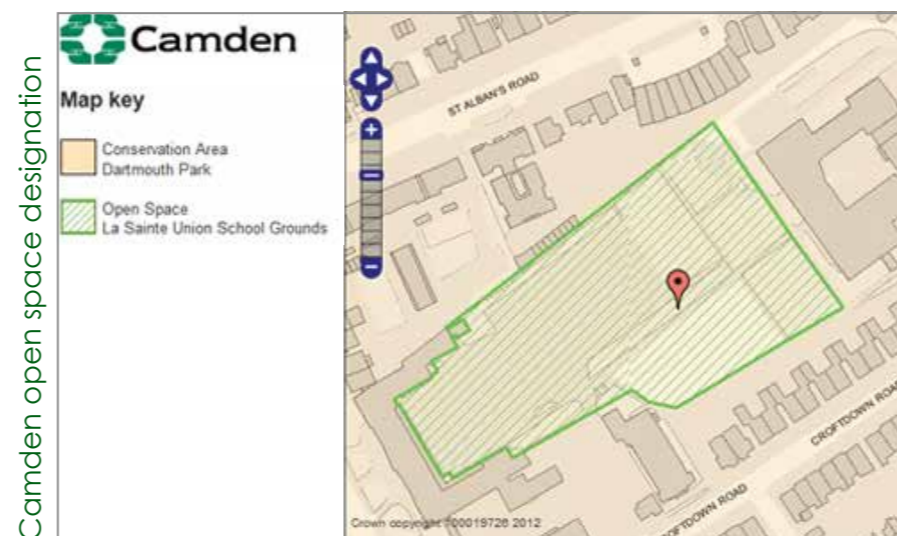
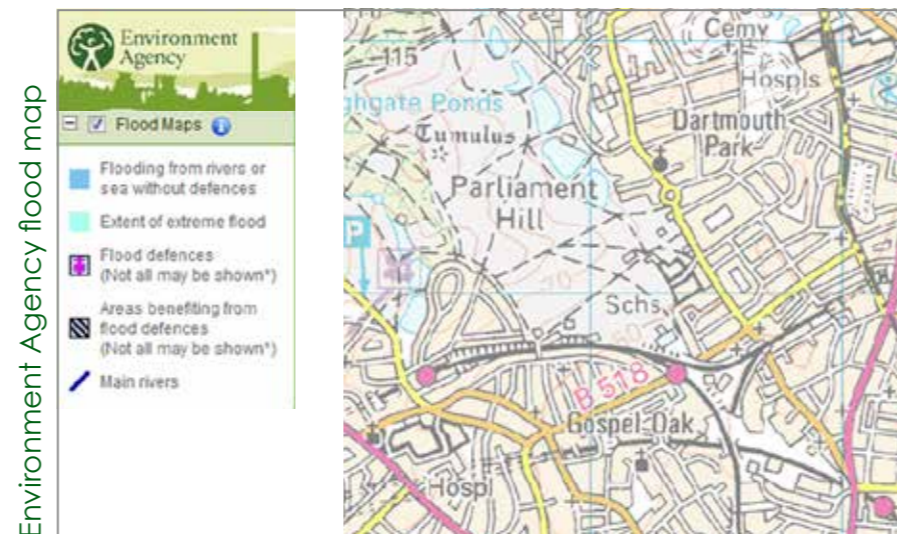
2.4 THE SITE

The site has the following designations and criteria which have informed the design process;

- located within the Dartmouth Park Conservation Area (1992)
- Junior Block (Victorian convent) is a Grade II listed building
- contains land that is Designated Open Space
- contains 9no. trees with Tree Preservation Order
- contains an orchard area within the curtilage, but not ownership, of the school
- not within a flood risk zone

We have referred to the 'Dartmouth Park Conservation Area Appraisal and Management Statement' during the initial design phase to ensure that any of the proposed works do not contravene the essence of this document.

With regard to PPS5 Historic Environment Practice Guide para HE9, we believe, given the mix of architectural styles and eras at La Sainte Union, that the proposed extensions and alterations to the Senior Block positively contribute and enhance the site and wider conservation area.



Documents referred to during initial design

2.5 EXISTING SCHOOL

The following photographs are included within the Design & Access statement to illustrate the Senior Block and school site at La Sainte Union.

Senior Block - front elevation N-E



Senior Block - end elevation N-W



Junior block - front elevation S-W



Junior hall - side (entrance) elevation



Technology block



Junior block - rear elevation S-E



Junior block - rear elevation S-W



3.0 SITE ANALYSIS

3.1 SITE CONTEXT

The aerial images to the right show the site both in detail and in the wider context.

The large landscape area to the north-west of the school's site is Hampstead Heath Woods, a Site of Special Scientific Interest (SSSI). Also within a 2km distance from the school there are two other statutory designated sites; a Local Nature Reserve called Belsize Wood (south-west of site) and Parkland Walk (north of site), which is a statutory LNR which runs along a disused railway line. The two images at the bottom of the page illustrate the site in closer detail, showing the specific landscape character of the site and the Senior Block in particular. The area outlined in yellow accommodates the 9no. trees with Tree Preservation Orders, however all trees within the site will have some level of protection due to the Conservation Area status of the site.

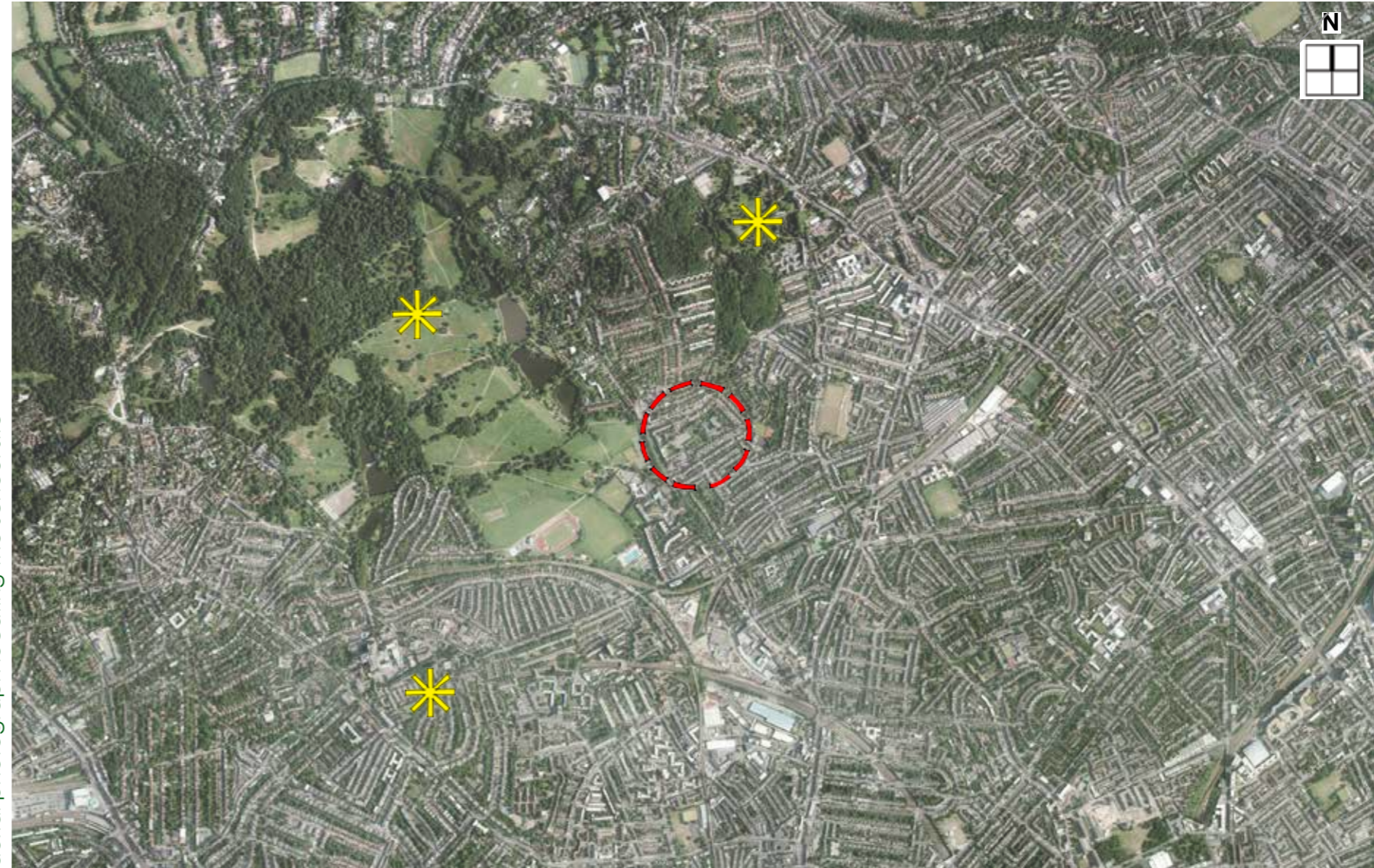
3.2 LOCAL PLAN

The excerpt below is taken from 'Camden Core Strategy 2010-2025 Local Development Framework'

"We will reinforce Camden's valuable contribution to London, in terms of business, employment, research, retail, culture, entertainment, tourism, education and medicine."

The proposed works for the Senior Block will enable La Sainte Union Catholic School to modernise their premises and result in a more efficient use of their campus. This in turn will enable the school to develop their learning potential.

aerial photograph locating the school site



aerial photograph of the school site



aerial photograph of the Senior Block



3.3 SITE SELECTION

The School has confirmed their brief to enable improved teaching, staff and administration areas at the senior end of the site.

As noted in previous sections of this document, the school site has many constraints; TPOs, open space and access, to name a few.

As part of the early design process we reviewed different locations within the Senior Block for extension and remodelling (illustrated on the right).

This particular area, to the north-west of the Senior Block was identified for extension for a number of reasons;

- the proposed development creates a staff and administration hub within the building
- the new and remodelled teaching accommodation will provide improved facilities in the right location
- the School sought to maximise their funding by building in the most economical location
- there is a current planning approval for the first floor roof terrace extension (2012/1964/P)



4.0 DESIGN PROCESS

4.1 FEASIBILITY

The desire for improving the flow within the school has been a long journey for La Sainte Union Catholic School. Recent proposals have included a complete review of the non-listed accommodation on site under the Building Schools for the Future (BSF) programme.

This has been superseded by a comprehensive review of all capital investment in schools, in particular the Capital Investment Programme (CIP) of which this project is being funded by. The following excerpt is taken from the Project Brief issued by the London Borough of Camden,

“The high-level aim of this project is

- A. to identify and deliver the highest priority alterations to the school which improve its suitability for teaching and learning within a limited budget...
- B. to address all condition issues in the school buildings and site, so that all elements are brought up to very good or excellent condition (DfE definitions)
- C. to enable the school to reduce its carbon emissions by at least 40%, by making improvements to the building and its M&E systems, including operational controls
- D. to identify any remaining risks and a management plan for those risks”

To comply with the above brief, both condition and suitability elements are required to be addressed. In addition to the proposed extensions and remodelling of the Senior Block, this application also proposes improvements to the façades.

4.2 CONSULTATION

The detailed brief has been formulated over a number of months with the key stakeholders; Head Teacher, Governors and Premises Committee. The detailed brief balances the works to the Senior Block with condition elements within the other school buildings. Members from the design team at DHP spent two days at the school (5 & 6 March) to review existing accommodation and to liaise with staff and pupils.

Further consultation has taken place with members of staff which took the form of a presentation evening (22 May) with regard to the proposed plan and elevational treatment. This was an open forum, designed to hear views of key members of the teaching, administration and support teams within the school.

The School have continued to progress with their own consultation with the pupils and student. This has taken place between 27 May and 24 June.

DHP submitted proposals for pre-application advice at the end of May 2013 (ref: 8516367). We attended a meeting on site with Rob Tulloch and Alex Hutson on 24 June to discuss the proposed scheme. Initial architectural feedback was positive with regard to scale and quality of the design. Comments were received by e-mail, regarding arboricultural and ecological comments. We have worked with the School to achieve a compromise solution with regard to retaining T20 by realigning the access road required for emergency vehicles. We have also incorporated the suggestion of including bird and bat boxes into the proposed extension.

All feedback and comments have been consolidated, reviewed by the stakeholders and design team, and where appropriate incorporated into this scheme for full planning application.



5.0 DESIGN

5.1 USE

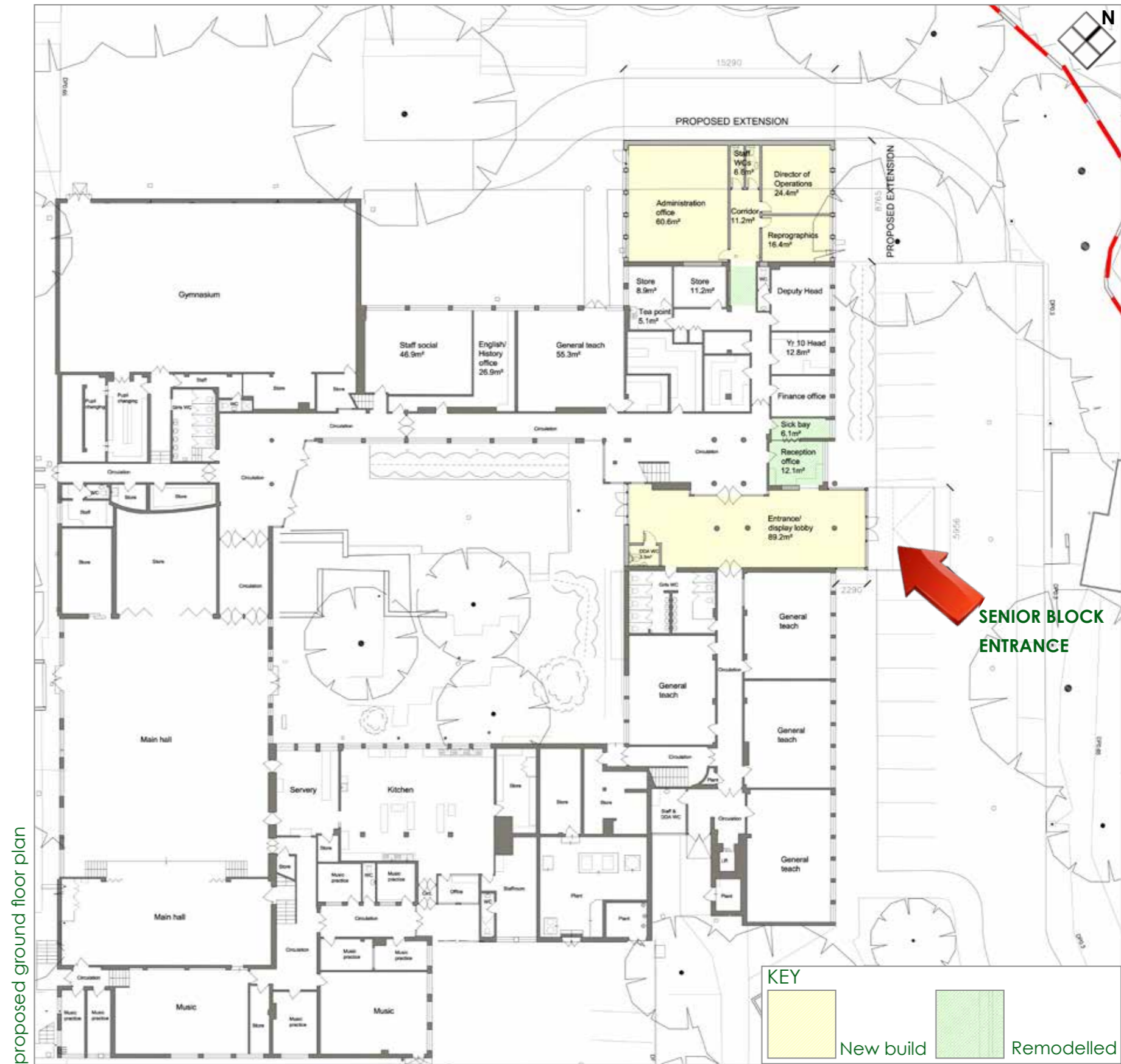
The plans have been developed with the School to ensure that the best solution is achievable within budget. Previous revisions have been adapted and refined to enable a scheme that has been developed into this planning application. As a non-residential institution the proposal is classified as D1 use.

THE REQUIREMENTS

- new entrance
- new teaching accommodation for media and health & social care
- staff accommodation - to improve the existing facilities and provide additional office space

THE SOLUTION

- a new entrance in conjunction with replacing the existing windows and tile hanging - to create a welcoming entrance to the building for pupils, staff and visitors
- roof terrace extension for teaching/ exam room and associated storage
- new teaching accommodation for media and health & social care
- staff accommodation - to include the following;
 - reception office and MI room
 - reprographics relocated
 - new administration office
 - new Director of Operations office
 - new staff WC provision



proposed ground floor plan

5.2 AMOUNT

The proposed new build element of the works to the Senior Block has a total provision of 423m² (Gross Internal Area) which is arranged over two floors.

5.3 LAYOUT

The ground floor works include;

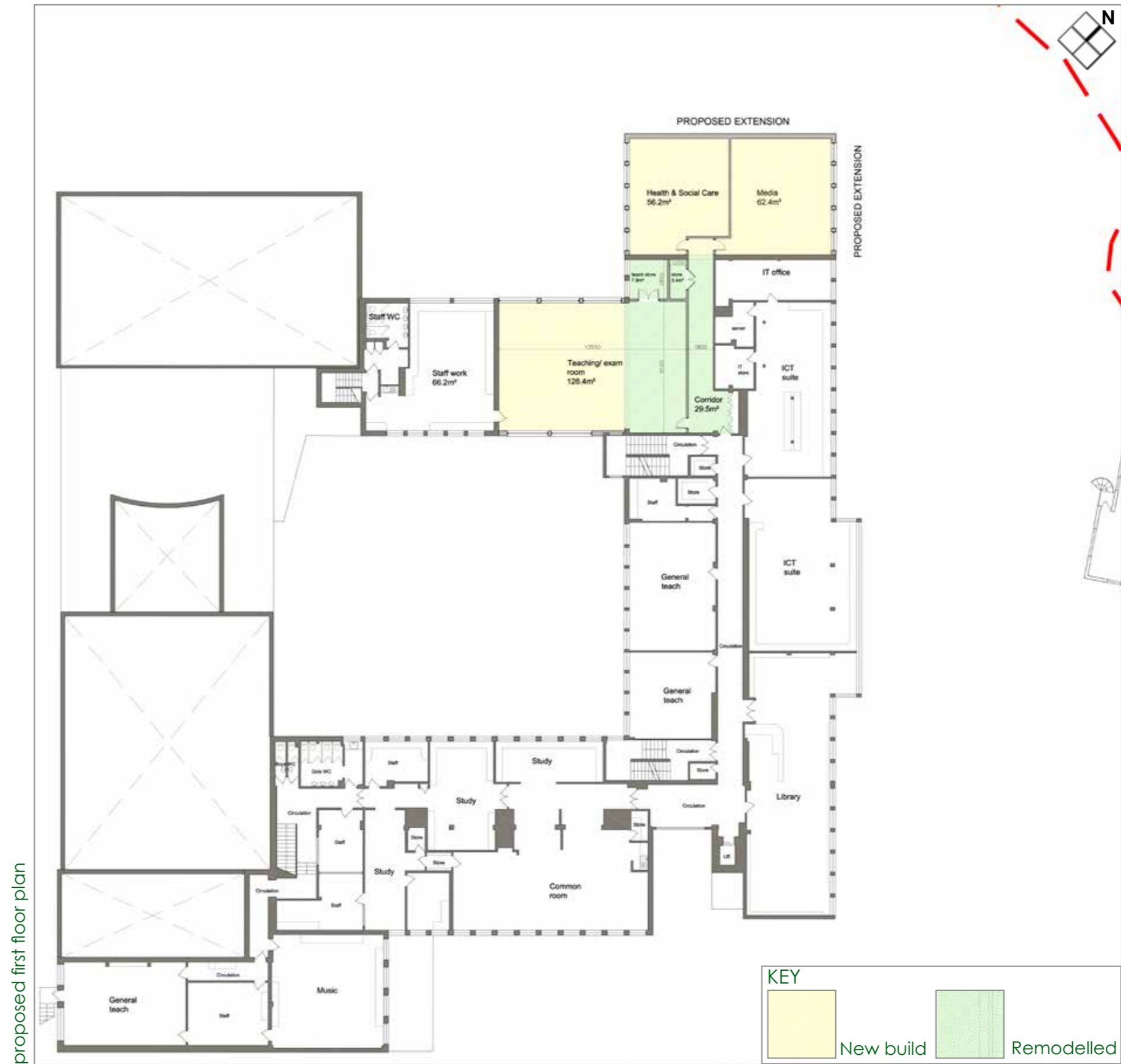
- new entrance, including an accessible WC
- staff accommodation

The new entrance will infill the existing undercroft area, this will bring the entrance out of the shadows and provide a sociable, welcoming space. Whilst not at the front of the school site or even having a street presence, the Senior Block does receive the majority of the School's visitors. School performances, parent's evenings and other events are held in the main hall. As such, a new 'first impression' is a consideration for this project. The proposed administration areas are located off the existing offices. This creates a staff hub at the eastern end of the school site.

The first floor accommodation includes;

- two teaching spaces (media and health & social care)
- general teaching and examination room on the existing roof terrace

This extension has current planning approval (2012/1964/P).



5.4 SCALE

The scale of the proposed works has been determined by the uses and functions of the internal spaces. Given the existing nature of the site and scale of buildings it is believed that this proposal is not out of character with the existing context.

5.5 LANDSCAPING

The proposed extension of the Senior Block will require the existing access road to be repositioned. This allows access to the rear of the Senior Block, including the gymnasium and existing parking area.

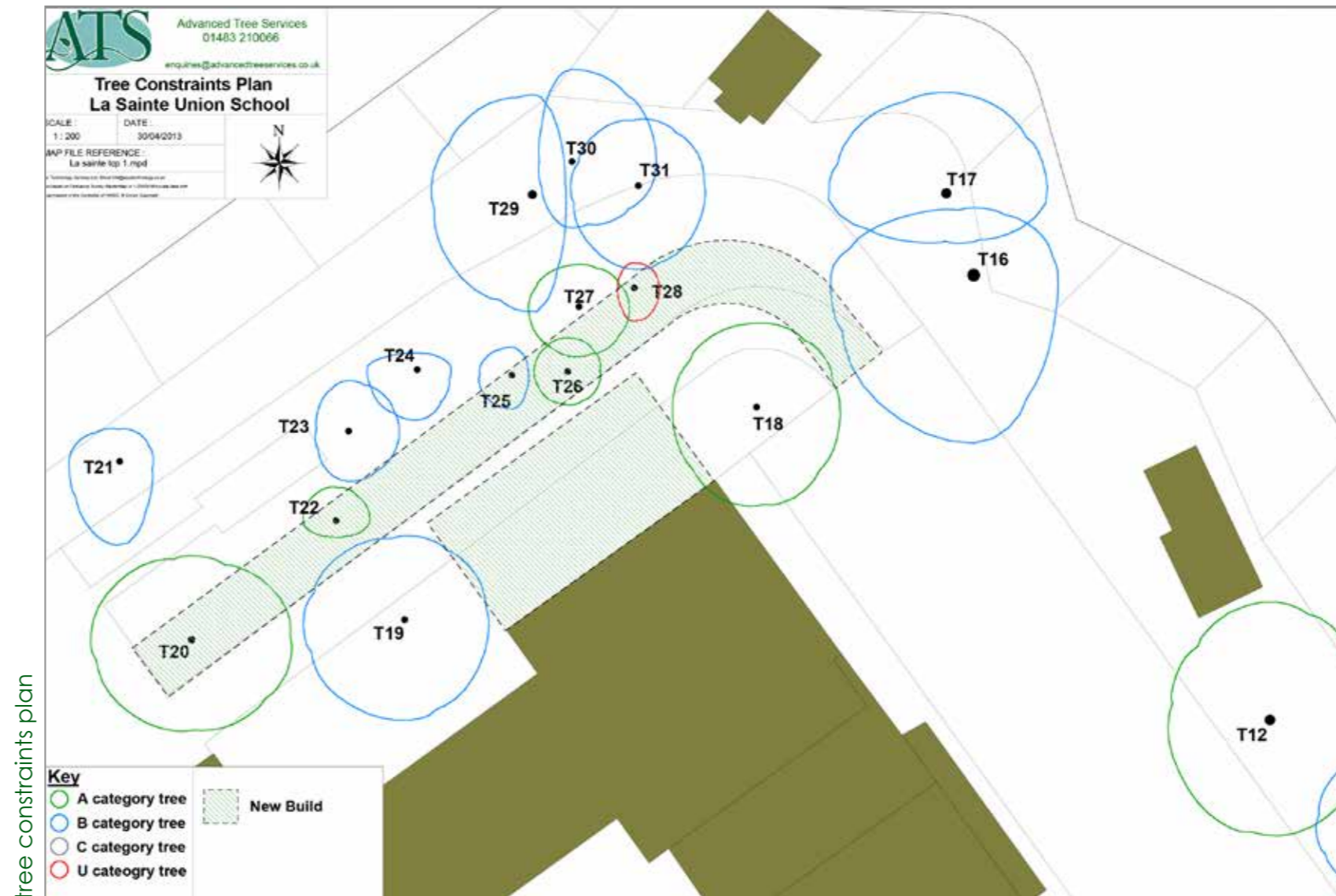
As a result of these works 8no. trees (T19, T22, T23, T24, T25, T26, T27 and T28) will be removed. Of these nine trees only one (T19) is of a size whereby its loss would be noticed by the surrounding properties. This tree is visible from St Albans Road, however it is only a glimpsed view which does not significantly contribute to the wider visual amenity. T19 is still a young tree, with the potential to increase in size considerably. As such there would be a continued onus to prune the tree back from both the existing building and proposed extension. The other seven trees are young and offer no contribution to the wider visual amenity. The site plan proposes some replacement trees on the northern boundary. Planting new trees will offer a wider species choice to enhance the site and a better survival rate post planting.

Please refer to the 'Tree Survey, Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan' for more detailed information.

existing front elevation (north-west)



existing side elevation (north-east)



tree constraints plan

5.6 APPEARANCE

The drawings to the right show the existing and proposed elevations.

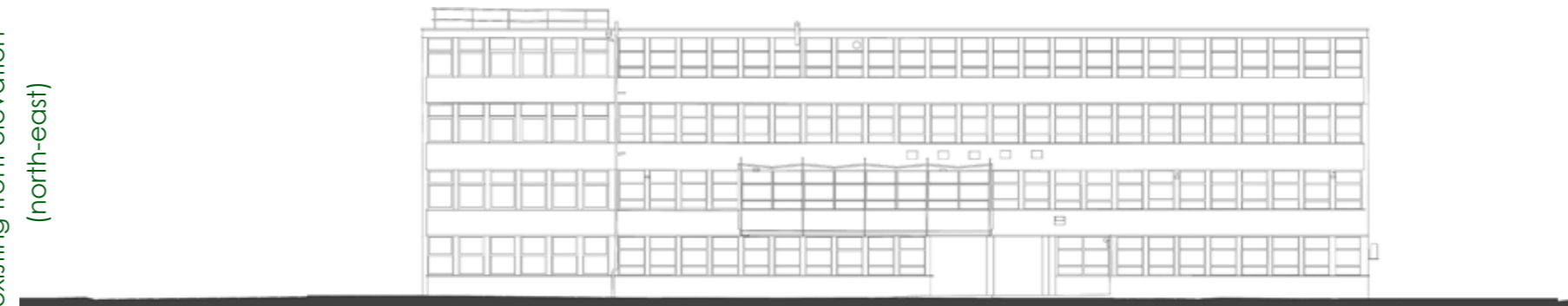
The new entrance has been designed to provide a focal point to the front elevation. This will provide an opportunity for new signage on the building. New windows will alter the appearance of the building, whilst improving thermal efficiency and increasing the natural ventilation. The existing tile hanging will be removed, replaced with an alternative cladding system with increased insulation.

The design intent is to unify the whole building; from the original 1960's facade, including later extensions and the proposed new works.

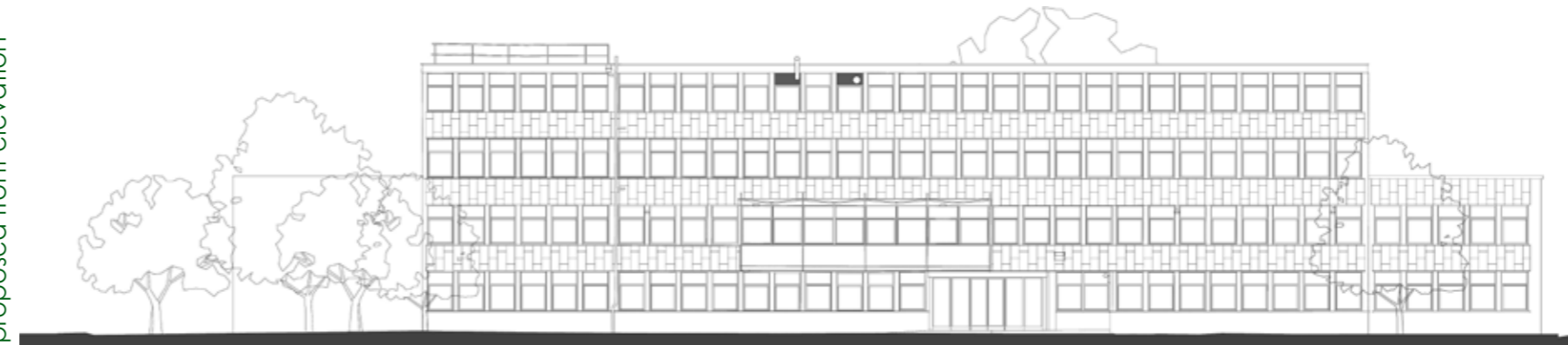
The two main elements of the design to consider are the linear proportions of the building, reinforced by the ribbon windows and colour.

We believe that colour can enhance a scheme, create an identity and inspire staff and pupils alike.

existing front elevation
(north-east)



proposed front elevation



existing side elevation
(north-west)



proposed side elevation



This page shows a selection of materials and colours, and two cladding styles (vertical and horizontal) which will complement the existing materials that are being retained. These have been presented to the staff at a consultation evening and later discussed with the pupils.

Three main materials have been illustrated. These have been selected with consideration to robustness, maintenance and aesthetics.

- Aluminium Composite Material (ACM)**
 This material is polyester powder coated and can be finished in any RAL colour (RAL is a European colour matching system). The panels are fixed on a metal sub-system, which will allow space for thermal insulation and damp proof membrane.
- Metal**
 The raw material is copper which is then treated to achieve a bronze effect. Natural copper will be brighter and then obtain a patina (aqua green colour) due to oxidisation. The Bronze colour will be retained due to the treatment. The fixing system is as above.
- High Pressured Laminate**
 There are a number of manufacturers for this material, of which Trespa is an industry leader. Many finishes are available, we have proposed a timber effect. This gives the appearance of timber boards without the on-going maintenance issues.

FORMAT + PROPORTION

Two styles have been proposed; horizontal and vertical. We have shown a staggered tile effect as this will provide relief from the regular rhythm of the ribbon windows. The cladding in itself is a horizontal element due to the linear proportions of the building.

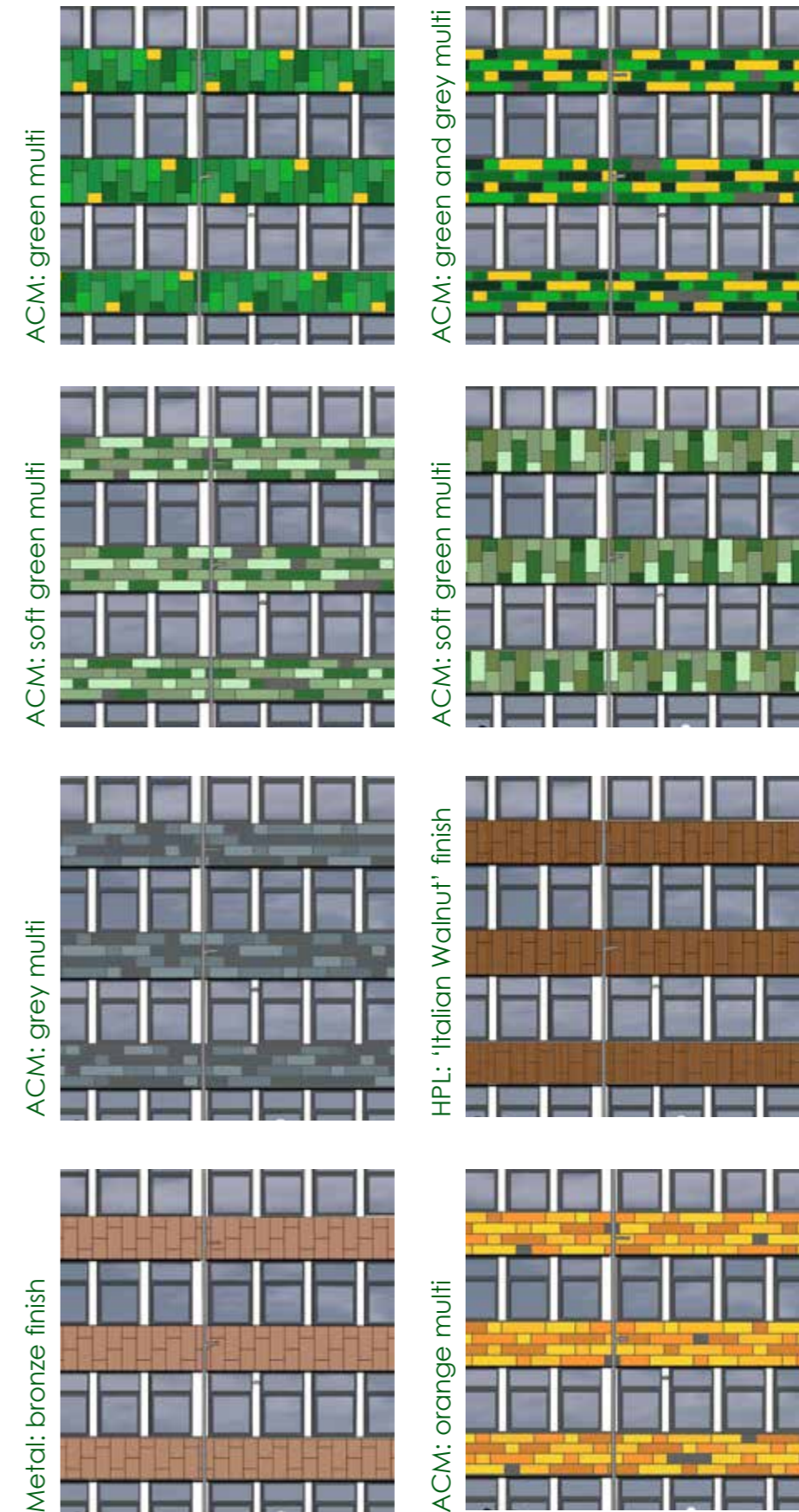
COLOUR

This aspect of the design is the most apparent to the eye and subjective. The colour of the proposed cladding system will create the first impression of the Senior Block. Colour can be used to create identity; which in turn can be reinforced with the selection of finishes and furniture internally.

With regard to the material choices, metal and HPL have a limited range, however the ACM panels can be coated in any RAL colour.

The feedback from the staff consultation unanimously supported the green multi option. With a bright and fresh appearance, this option incorporated the School colours, building on the identity of La Sainte Union Catholic School.

“Good design is about providing buildings and spaces that are fit for purpose, built to last and lift your spirits”
 ‘Better public building’ CABE



These images illustrate two of the external elevations. It is proposed that all of the existing tile hanging will be replaced with this cladding system, in addition to replacement of all of the existing windows.

With regard to the brick areas below the ground floor windows, the existing bricks are a calcium silicate. These are poor quality bricks and suffer from shrinkage and cracking. The proposed bricks will match as close as possible in colour and texture.

The end elevation of the proposed two storey and roof terrace extensions will have a brick infill to the frame. These bricks will be a London yellow stock brick to match the gymnasium.



proposed front elevation (north-east)

← proposed entrance →

← proposed 2 storey extension →



proposed side elevation (north-west)

← proposed 2 storey extension →

← proposed 1st floor extension →

6.0 ACCESS

6.1 PEDESTRIAN AND VEHICLE

The existing site access off Croftdown Road, opposite York Rise, will remain in-situ. There are currently separate gates for pedestrians and vehicles. This entrance will also be used for construction traffic and will be managed accordingly.

As previously mentioned the existing access road to the north of the Senior Block will be relocated as part of the proposed works. The plan illustrates that the new road will ensure access for emergency vehicles.

Due to the proposed works not resulting from an increase in pupil numbers there is no requirement to submit a transport assessment.

6.2 INCLUSIVE

The proposed works will comply with the principles of inclusive design, Part M of Building Regulations and BS 8300. The new entrance will provide a compliant level threshold to ensure accessibility for all. New toilets facilities are also proposed; these will consist of two ambulant disabled staff WCs and one Doc M compliant WC in the new entrance. The existing stairs will not be altered as part of the proposed works. The first floor can be accessed by the existing lift located in the south-east corner of the Senior Block.

The existing building does not comply with the current standards and is not fully accessible. However, the School currently caters for students with all abilities, providing a welcoming and secure environment. The proposed works will work with the School's ethos.

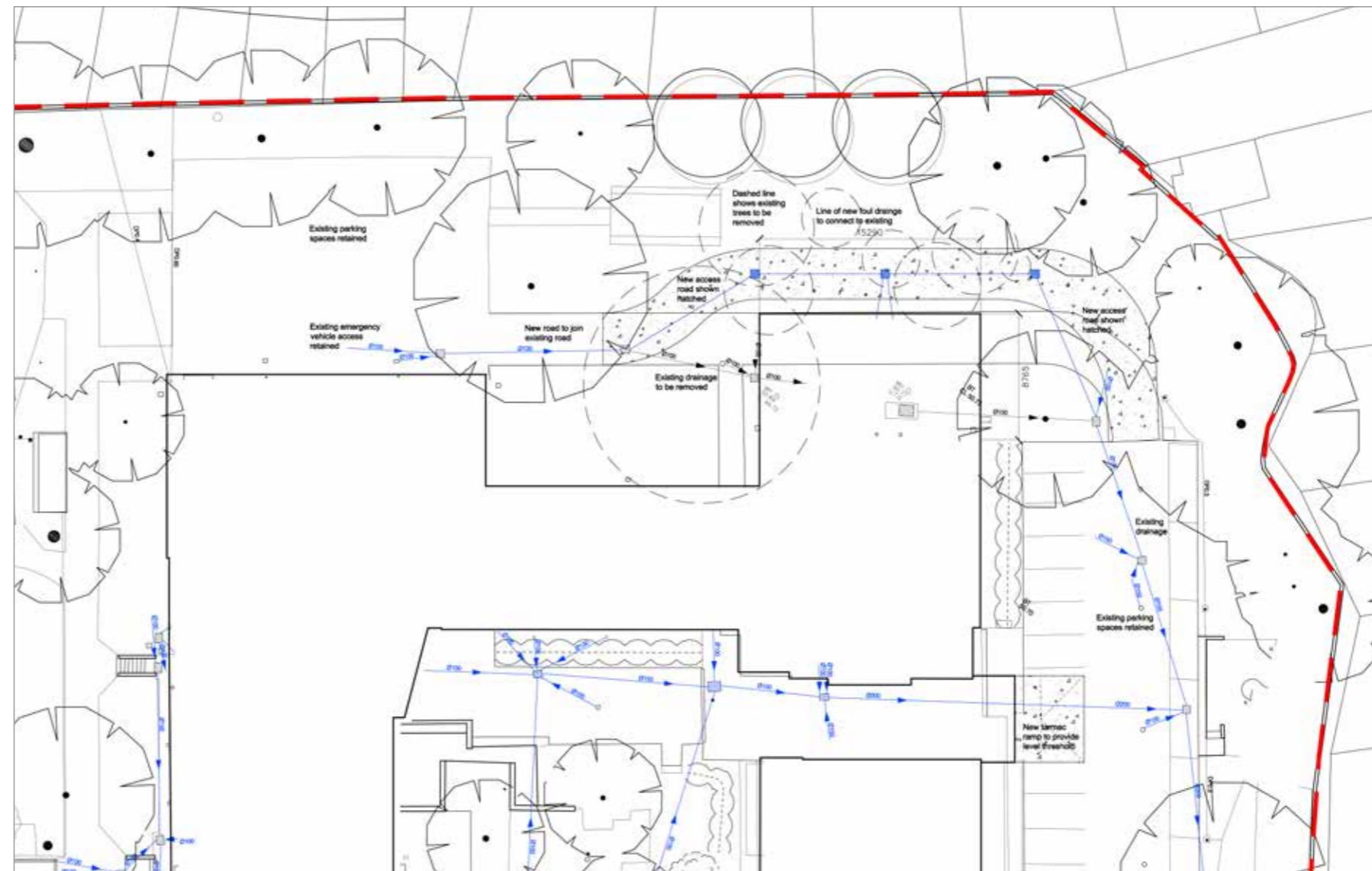
photo of existing site access



photo of existing site access



external works & emergency vehicle access



7.0 SUSTAINABILITY APPRAISAL

7.1 PROPOSED WORKS

The proposed new build elements of this application will comply with current Building Regulations. In addition the condition elements proposed for the Senior Block will have significant improvements to thermal efficiency. This will be as a result of replacing the existing windows and tile hanging. Passive measures are proposed, using the works as an opportunity to increase the insulation behind the new cladding system. The architect, mechanical & electrical engineers on the design team will use an energy hierarchy as part of the detailed design process to ensure that the most efficient and cost effective measures can be implemented.

In this instance, policy NRM11 (development design for energy efficiency and renewable energy) is not applicable as the new floor area is significantly less than the necessary 1000m². As a result there is no requirement to derive 10% of the buildings energy requirements from renewable sources.

- **Heating**

The heating will be provided to the new and refurbished area's via a conventional LTHW distribution network connected to radiators. The existing system, a new energy efficient gas fired boiler, will be utilised and there is no new plant to be installed. All radiators will be provided with thermostatic valves.

- **Ventilation**

WC areas are to be provided with local extract fans controlled via a remote presence detector with an adjustable over-run timer.

- **Domestic water services**

The cold water services serving the WCs will be extended from the schools existing services. If necessary a new, appropriately sized water heater will be installed in order meet the additional hot water demand.

- **Lighting**

As part of the condition element of works within the Senior Block the entire lighting system will be replaced with energy efficient lighting with absence detection and daylight dimming control throughout.

Energy efficient T5, compact fluorescent and 2D lamps shall be utilised where possible and luminaires consisting of high frequency control gear, thereby optimizing the performance of fluorescent lamps. This will give substantial benefits to the client in terms of extended lamp life, improved lumen maintenance and flicker free soft starting.

Emergency lighting will be provided, incorporated in general lighting luminaires and designed in accordance with BS5266.



8.0 SUMMARY & CONCLUSIONS

8.1 PROPOSED WORKS

This application proposes three extensions (new entrance, 2 storey block and roof terrace) and remodelling works to the Senior Block at La Sainte Union Catholic School. There will be no increase in pupil numbers, instead the need for the proposed works is driven by suitability issues within the existing building. The lack of staff and administration accommodation at the eastern end of the site have made functionality difficult for the school. In addition to providing staff accommodation, two new teaching classrooms are also proposed.

Whilst the Senior Block does not have a street presence, it is nevertheless a front door to the school for pupils, staff and visitors. As such the first impression required refreshing and updating. The replacement of the existing windows and tile hanging create an opportunity to transform the existing tired facade. The proposal is a good quality scheme that has been designed to respond positively to the character of the 1960's building.

The detailed design and tender stages will take the project into spring 2014. It is anticipated that the works will be completed on site, ready for handover to the School by Christmas 2014.



quality management

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