



DESIGN & ACCESS STATEMENT FOR

**PROPOSED LISTED BUILDING CONSENT FOR ROOF
REPLACEMENT WORKS**

AT

**LA SAINTE UNION CATHOLIC SCHOOL
HIGHGATE ROAD
LONDON
NW5 1RP**

ON BEHALF OF

**THE GOVERNORS OF LA SAINTE UNION CATHOLIC
SCHOOL
HIGHGATE ROAD
LONDON
NW5 1RP**

PREPARED BY

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JW/MW/4909/LA

AUGUST 2013

Design & Access Statement

In support of the listed building consent application by The Governors of La Sainte Union Catholic School for the replacement of the existing slate roof covering to the Senior School Building.

1.0 INTRODUCTION & BACKGROUND TO THIS DEVELOPMENT

This design statement is intended to explain the rationale behind the design of the above development.

1.1 **About the Existing School**

La Sainte Union Catholic School is located on Highgate Road, Highgate within the London Borough of Camden. The school is educational facility-teaching girls from 11 to 16 years, mixed girls, and boy's sixth form to 18 years.

The school is located all on one site and split between the Junior and Senior Schools with ancillary buildings (technology block, Junior School Hall and caretakers properties. The site is located with a residential area with properties boarding three sides of the site and a highway at the front.

The Junior School building is a four-storey building was constructed in 1861 and is a Grade II listed building with stone and brickwork elevations, timber sliding sash windows with a variety of pitched slate roofs and flat asphalt and felt roofs.

The existing pitched roofs have started to fail with slates slipping and delaminating. The roof covering has come to the end of its useable life and significant repairs are required to maintain its integrity, which can be difficult and expensive to achieve as the roofs areas are high and inaccessible.

It is proposed the existing slate roofs have their existing slates, battens and felt removed and replaced with a new slate to match the existing in colour, texture, size and appearance.

2.0 DESIGN CONSIDERATIONS

2.1 General Design Brief

The proposed works include the replacement of the existing slate roof covering to the Senior School building which is a Grade II listed building

2.2 Addressing Site Constraints

The School is in a conservation area and has preserved trees and the Senior School Building is a Grade II listed buildings.

2.3 Siting & Orientation

Not applicable

2.4 External Appearance/Form

The existing slates are to be removed including support battens and sarking felt. New breather membrane with insulation lay between rafters below, new timber battens and new Spanish slate fixed using steel hook fixing method to the new battens.

Spanish slate has been chosen as it closely matches the existing slates in appearance, colour, size and form. A new Welsh slate is different in colour and texture and does not match the existing.

The new slates will be of good quality and will match the existing as close as possible.

2.5 Accommodation

Not applicable

2.6 Sustainability/Environmental Issues

Not applicable

2.7 General Site Environment/External works

Not applicable

3.0 ACCESS

3.1 Access to the School Grounds

Access to the school grounds is beyond the scope of this project; however, the existing arrangements are very good with gentle ramps and easily operable gates of generous width.

3.2 Access to the Building

Not applicable

3.3 Access within the Building

Not applicable