

DESIGN & ACCESS STATEMENT

Overhauling Existing Roof Coverings

**47b Argyle Square,
London,
WC1H 8AL**

For:
Diocese of London

INTRODUCTION

This statement has been prepared to describe the proposed overhauling of the roof coverings, weatherings and coping stones to the main roof of 47b Argyle Square, London, WC1H 8AL and is submitted in support of the application for Listed Building Consent. The subject property is currently Grade II listed (list entry number: 1247003).

PROPOSAL

The main roof has failed numerous times over the past years with multiple instances of water ingress occurring to the flat below. Minor patch repairs and remedial works have been carried out intermittently, however, the existing slates, leadwork and coping stones have now reached the end of their natural life expectancy. The proposed works will preserve the character of the heritage asset as the existing slates will be reused where possible and elsewhere only materials to match the existing will be used. The existing layout of the roof will remain as the structure is not being altered, with only the roof coverings, weatherings and coping stones to be overhauled.

SITE LOCATION

The subject property is a third storey flat within an end of terrace Georgian town house on Argyle Square. The entrance doorway to the property is located around the corner on St Chad's Street and the flat is serviced by its own stairwell that runs from street level up to the third storey.

DESIGN PROPOSAL

Where possible the existing slates are to be lifted and reused and where this is not feasible, they will be replaced with best quality Penryn slates to match. The existing ridge tiles are also to be re-used where possible, with best matching alternatives to be sourced if required.

The existing lead flashings are to be carefully replaced with code 4 lead and the existing lead valley / parapet gutters are to be replaced with code 5 lead. The centre valley is to be traditionally stepped as opposed to being jointed with neoprene to maintain the character and existing style of the roof.

The existing limestone coping stones are to be replaced with like-for-like where required and they will be bedded in lime mortar. Elsewhere lime mortar will be used when pointing in the flashings as well as for any general re-pointing works that may be required.

ACCESS

All access to and within the property will remain unchanged, with a scaffold to be erected around the perimeter of the roof. The scaffold is to be fully boarded at all lift levels and provided with kick boarding at the extremity of the scaffold board edge. Timber plates are to be provided below all stanchion bases. Safe pedestrian access to Argyle Square and St Chad's Street will remain with all public highways and entrance doors situated at ground floor storey level to be left unobstructed.

Any scaffold at street level will have hi-vis soft wrapping protection to scaffolding stanchions. Any area below the scaffold that is used by the public or occupiers to the premises will be provided with suitable temporary artificial electric lighting to provide adequate luminescence for safe passage and usage as appropriate.

There is parking to the property on the street in the resident allocated parking bays.

Delivery of goods and waste collection from the works will be at a set time to reduce the risk of blocking access or egress to the local residents.

CONCLUSION

Overall the impact on the heritage asset and surrounding area will be small as the existing roof coverings will be salvaged where possible and replaced in materials to exactly match the existing elsewhere. The works will be carried out by trained and competent professionals, who will be professionally monitored throughout the project, to ensure that the works are completed to a high standard. The contractors will ensure the walkways and public roads are not blocked from use and cleaned appropriately.