

DESIGN & ACCESS STATEMENT

Application:

The over roofing of an existing Primary School

Location:

Royston Meadstead Primary School, Meadstead Drive, Royston, Barnsley, South Yorkshire, S71 4JS

Applicants:

Children Young People & Families. Barnsley Metropolitan Council (BMC)



Aerial View of Royston Meadstead Primary School.

Preface

This application seeks approval for over roofing works at Royston Meadstead Primary School School.

Design Statement

Client's Brief and Context

Royston Meadstead (S71 4JS) is system built CLASP construction (mark 4B) school with bitumen felt flat roofs built in 1973.

The roofs have been failing for some time and a feasibility study has established that over roofing would be the preferred option.

The roof area at Royston Meadstead is 1287m² excluding the children's centre which was constructed in 2006 and has a mono pitched roof.

The brief specifies a requirement for a flat to pitch roof scheme to the school and because the funding for the work is contained within the financial year of 2009/2010 construction work must be completed no later than mid march 2110. In view of this, much of the work will need to be carried out whilst the school is operational.

The project involves the over roofing of the school with a clear truss pitched system that will span from external column to external column to cause minimum disturbance to internal structure and finishes.

The work is set to include any cladding, PVC gutters, rainwater pipes, fascias/soffits, alterations to surface water drainage systems and measures to increase the thermal performance of the existing roof.

Description of Site

The Royston Meadstead site has a total area of 1.35 hectares. It is situated between Meadstead Drive & Doles Avenue. The site is north facing. To the east of the site there is a factory and there is a block of flats to the south side of the site.

Description of Proposals

Currently Royston Meadstead Primary School has a flat roof system that has been the cause of numerous leaks into the property over the years & numerous repairs. Barnsley Metropolitan Council (BMC) have opted to go for an over roofing scheme after producing a feasibility study. We have proposed a new curved roof system that shall be constructed on top of the existing flat roof.

Context

The immediate surroundings of Royston Meadstead are residential housing. The majority of dwellings are one storey, with the exception of the flats/apartments to the south of the site that are two storey. There is also the factory to the east of the site which is bigger than any other of the buildings in the vicinity.

Landscaping & Tree Surveys

As we are only proposing a change to the existing roof no work shall therefore be taking place to the landscape & thus no tree surveys are deemed necessary.

Appearance

The surrounding properties feature various roof types. The children's centre adjoining Royston Meadstead has a mono pitched roof and the majority of the housing in the surrounding estate is duo-pitched with the occasional hipped & flat roof systems.

The new curved roofs proposed shall create more height to the building. However the curved roof design is a means of preventing previous problems to flat roof systems.

We have proposed two roofs for Royston Meadstead Primary, one roof will be positioned over the existing hall and the other shall span the rest of the building. In the internal courtyard, the roof structure shall be cut back to allow natural light to access the building as before.

Materials that shall be used on both schools are as follows:

Trespa Panels will be used as infill panels between the soffit of the new roof and existing flat roof parapet. These panels have been chosen for the robustness, weather tightness as well as the variety of colours available. This enables us to add a splash of colour to the primary school. The soffits, fascia boards, single ply membrane colours are to be agreed between by the school & BMC planning authority.

Sustainability Statement

The existing roof will remain in place so no construction waste will be produced. The new over roofing scheme will provide the school with higher thermal efficiency.