DESIGN & ACCESS STATEMENT

Application:

The over roofing of an existing Primary School

Location:

Darfield Upperwood Primary School, Dartree Walk, Barnsley, South Yorkshire, S73 9NL

Applicants:

Children Young People & Families, Asset Management. Barnsley Metropolitan Council



Aerial View Darfield Upperwood Primary School.

Preface

This application forms part of the planning application for the over roofing of a primary school in the Darfield area of Barnsley. This application seeks approval for works at Darfield Upperwood Primary School. The background to this application is explained further within this document.

Design Statement

Client's Brief and Context

Darfield Upperwood Primary School (S37 9NL) is a system built, CLASP constructed, building with bitumen felt flat roofs, built in 1973.

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

Darfield Upperwood has a total roof area of 1259m2 excluding a classroom (0/063) which was constructed in 2002 and has a pitched roof.

The brief specified that they require either a flat or pitched roof scheme. The funding for the work is contained within the financial year of 2009/2010, construction work must therefore 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 still 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 the internal structure and finishes.

The work is set to include 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 Darfield Upperwood Site has a total area of 2·38 hectares. It is situated just off Barnsley Road down Dartree Walk. The site is northeast facing, with housing estates to the north & south.

Description of Proposals

The current Darfield Upperwood Primary School has a flat roof system that has been the cause of numerous leaks into the property over the years resulting in numerous repairs. Barnsley Metropolitan Council (BMC) have decided to go for an over roofing scheme. The proposal is a new curved roof system that shall be constructed on top of the existing flat roof.

Context

The immediate surroundings of Darfield Upperwood are single-storey housing mainly to the north & south. The remaining surroundings are green open space/agricultural land.

The surrounding properties feature various roof types, the majority however, being duo-pitched roofed housing, with the some hipped & a few flat roof systems.

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 proposed roof is obviously larger than the existing. The curved solution is a means of preventing the previous problems common to flat roof systems.

We have proposed four roofs for Darfield Upperwood. The existing hall roof has its own roof. The rest of the roof has been divided into three different heights to break up the mass, looking aesthetically more pleasing. In the internal courtyard, the roof structure shall be cut back to allow natural light to access the building as it does now.

Materials to be used 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 enabling us to add a splash of colour to the primary school. Other aspects such as soffits, fascias & the single ply membrane roof, the colours will be agreed by 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.