Replacement of Roof Coverings with Subsequent Alterations to:

Springfield House, Springfield Street, Barnsley, S70 6EQ

Design and Access Statement

August 2023

Contents

Part A; Location, Context and Background

1. Introduction

1.1. This statement supports a planning application for the replacement of life expired pitched coverings with subsequent removal or lowering of raised elements such as monitors and roof windows to Springfield House, Barnsley.

1.2. As the building is heated by electricity, the client wishes to consider the potential of adding solar photovoltaic panels to the roof during the works to help reduce energy costs.

2. Background

2.1 Springfield House is a large 1920s building which was first built for the Barnsley British Cooperative Store (BBCS Ltd). Despite the age and noticeability of the building, it is not listed.

2.2 The building is formed from traditional brickwork construction with brickwork columns projecting from the face of the walls at regular intervals.

2.3 The front elevation features a stone string course, above which is a brickwork parapet with stone columns and copings.

2.4 The front (south facing) elevation faces directly onto Springfield Street and gives the appearance of a two-storey building. The front parapet is still marked with “BBCS Ltd” together with the year 1921.

Figure 1 - Front elevation

2.5 The land around the building lowers quickly from the highway level leading down to a lower ground floor level of the building. The main entrance to the building is found at this level to the left (western) side of the building.

2.6 To the eastern side of the building there is a projecting single storey extension which is formed at lower ground floor level. It is unclear when this was added but the extension was present prior to previous applications being submitted.

Figure 2 - Single storey extension to the east

2.7 To the rear (north) of the main building, there is a section of flat roof surrounded by a brickwork parapet wall.

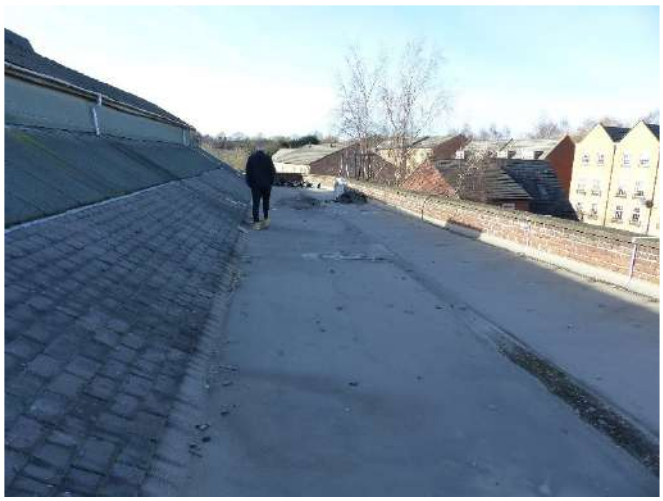

Figure 3 - Flat roof to the rear (north) of the building

2.8 It is not known exactly what the building was originally used for, but the pitched roof coverings have evidence of previous roof windows as well as raised “monitors” both of which once likely helped to provide natural light into the building. These have been subsequently boarded over with plywood and covered in bitumen felt. It is not known when this work was undertaken.

2.9 In 2018 a prior notification application was submitted seeking the change of use of the building to provide 66 residential flats. Alongside this, a full application (2018/0502) was submitted and subsequently approved to replace windows to the building together with forming new cycle and bin storage areas. These are now present on site.

2.10 As the property now houses residential flats it is assumed that the previous applications for the change of use were accepted.

2.11 Images from around the time following these applications show that some work was undertaken to the roof. Recent access to the roof has shown that the first 5m of pitched roof coverings to the eastern side of the building have been overlaid with a cement based slate.

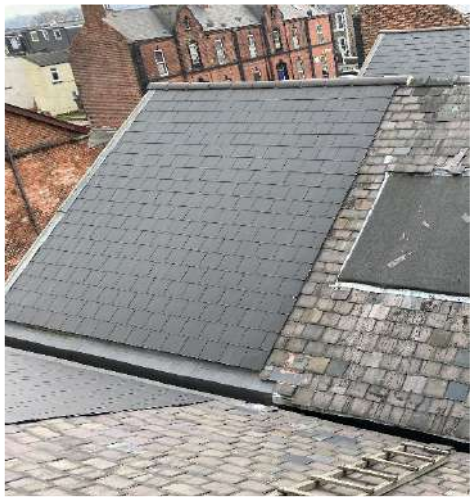

Figure 4 - 5m of overlaid roof to eastern end of pitched roof

2.12 In 2023, the building freehold was purchased by Open Door Homes who immediately wanted to address issues of water ingress occurring within many of the flats.

3. Location and Context

3.1 Springfield House is located to the northern side of Springfield Street which runs parallel with the A628, Dodworth Road, an arterial route in and out of the western side of Barnsley.

3.2 The building in question is situated in a mostly residential area built up of mostly terraced properties. The residential area is separated by the train line from the industrial area found to the end of Stock's Lane.

3.3 The area in question is not a conservation area.

3.4 This application applies only to the pitched roof coverings over the main building and the flat roof covering of the single storey extension to the eastern side of the building.

3.5 There is a section of flat roof to the rear of the main building which does not form part of this application.

4. Project Aims

4.1 IGL Surveying Ltd were appointed by Open Door Homes in 2023 to investigate the issues of water ingress occurring within the building.

4.2 Residents regularly complain about water ingress within flats below pitched roof coverings but also below the flat roof of the extension. These complaints are increasing to a point that residents are now contacting the local council to escalate matters and so Open Door Homes are keen to resolve issues as soon as possible to eliminate such complaints to them and the council.

4.3 Although the first 5m of roof covering to the eastern side of the building are in a newer condition (Figure 4), the overlay is poorly detailed with no weathering detail provided at the abutment to the original slate finish.

4.4 Beyond the initial 5m to the east to be life expired natural slate finishes laid over timber sarking boards. Many of the slates are slipped, damaged or missing across the building creating numerous points for water ingress to occur or at least creating risk of the deterioration to the sarking board below.

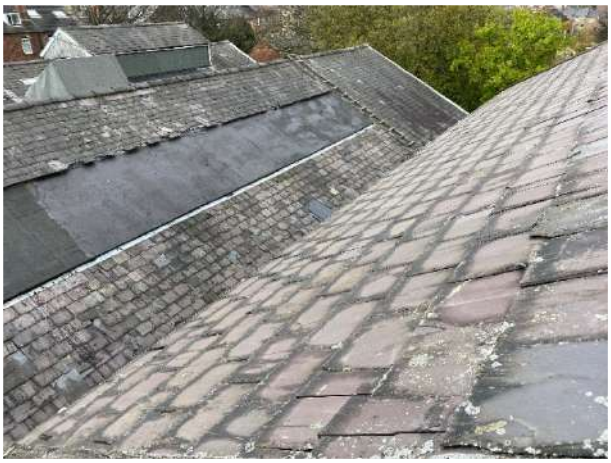

Figure 5 - Life expired slate roof coverings

4.5 Matching ridge tiles were once bedded in mortar but weathering has cause many of these also to become loose.

4.6 Generally the roof has lacked maintenance in past ownership due to difficult access arrangements leading to the requirement to replace the pitched roof coverings over the building.

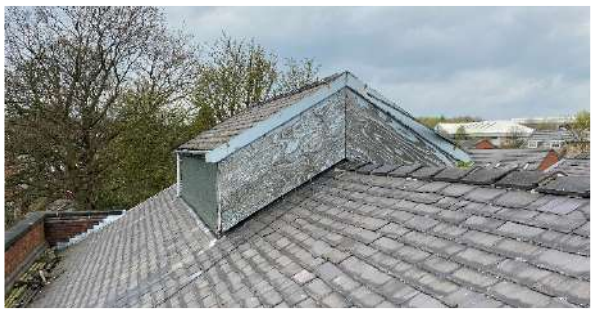

Figure 6 - Monitor "B" as shown on drawings

4.7 Although replacement of roof coverings may be considered a permitted development (provided the coverings are replaced with a similar material), the roof coverings are interrupted by the various raised details (monitors - Figure 6, brickwork towers, and automatic smoke vent window set in raised frames) as well as the plywood covering previous roof window positions (see Figure 5). These raised elements require their own maintenance and the various abutment details between elements of the construction create potential points of water ingress to occur if not now, then in the future.

4.8 The bitumen felt applied over plywood infills, or to the sides of the monitors has begun to peel away in a number of areas, exposing the timber behind to the elements and leading to weathering of the timber (Figure 7).

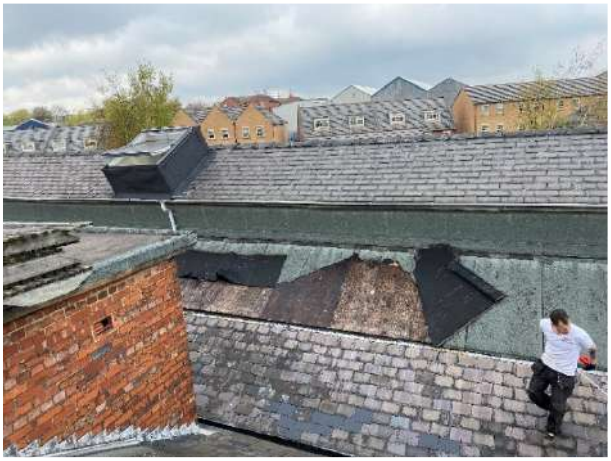

Figure 7 - Exposed plywood infill to previous roof windows

4.9 Felt finishes around raised automatic smoke vent windows are simply applied onto the slates around the base which could result in water ingress around these frames if the bitumen felt begins to fail around these areas.

4.10 The timber cladding finish to the monitors is particularly heavily weathered. In some cases the timber cladding has only been protected by a painted finish which has now weathered away.

4.11 The weathering of the timber barge boards of the monitors has resulted in deterioration of the sarking boards and failure of the roof coverings over the monitors (Figure 8).

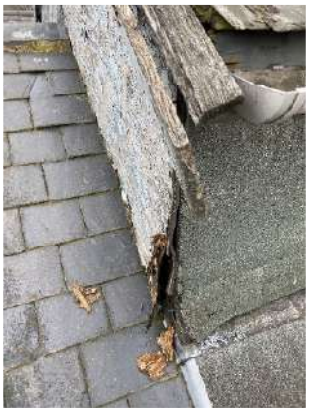

Figure 8 - Weathered timber finishes to monitor (E)

4.12 Rainwater on the pitched roof runs towards the central valley gutters which have been re-lined in the past with aluminium. The valley gutters were generally found to be blocked or partially blocked with debris, allowing rainwater to build up within them.

4.13 Each gutter is served by an outlet at either side of the building which discharged into uPVC rainwater goods. In some instances, particularly to the eastern side of the building, many of the rainwater goods have failed providing further causes of water ingress into the building.

4.14 The rainwater goods to the eastern side of the building also then discharge onto the flat roof of the single storey extension below. This flat roof covering is finished with a bitumen felt over woodwool slabs.

4.15 There are raised upstands to this roof which are simply formed with a timber frame below. Their purpose is unclear. It is suspected that they once had roof windows present. These upstands restrict the flow of water towards the gutter along the edge of the roof and cause debris to build up behind them. This increases the risk of water ingress in these areas as freeze thaw actions of standing water will accelerate failure of laps between bitumen.

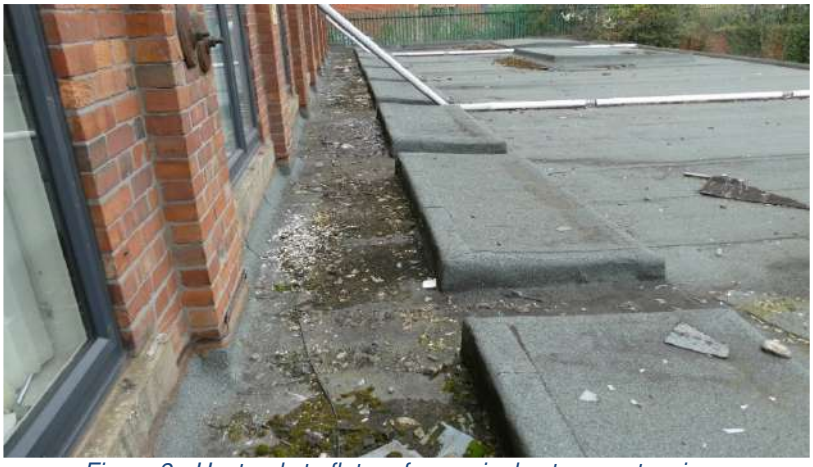

Figure 9 - Upstands to flat roof over single storey extension

4.16 There is a section of flat roof to the rear of the main building which does not form part of this application.

4.17 During the inspections it was noted that neither roof has any form of ventilation currently which is likely to be causing considerable condensation to build up, particularly in colder winter weather. Due to the construction of the roof coverings with sarking boards present, ventilation cannot be introduced at the eaves and ridge as is typical. Part of the proposed work would therefore be to introduce ventilation to each gable end via the installation of air bricks to each of the roof voids.

4.18 The aims of the project are to:

- Replace defective and life expired roof coverings to prevent water ingress into the building.
- Reduce ongoing maintenance by eliminating abutment details between differing construction elements by removing raised features where possible.
- Remove raised features which retain rainwater leading to accelerated deterioration of roof coverings.
- Maintain roof windows which provide natural light into communal areas but which also act as smoke vents in case of fire.
- Find solutions which are respectful to the original construction and appearance of the building.
- Introduce ventilation into the roof voids to prevent condensation.
- Renew life expired rainwater goods while access is available.
- Consider the installation of photovoltaic solar panels to south facing roof pitches to help reduce the ongoing running costs of the building which is served only by electricity.
- Reduce the ongoing maintenance by using low maintenance materials.

Due to all the abutments to various elements, and the difficulty in accessing the roof of the building safely, it is felt that removal of raised elements to provide a more continuous roof finish will offer a long term, maintenance free solution while resolving the ongoing issues of water ingress.

5. Implementation

5.1. The proposed works will be tendered to local contractors with a view to starting work on site by the end of 2023, ideally before the poorer winter weather.

Part B: Details of Proposed Development

6. Design Objectives

6.1. The design for the remedial solution to the building is driven by the following principles:

- The difficulty in accessing the main pitched roof coverings brings a need to ensure a simple solution which requires as little maintenance as possible.
- The need to provide a solution which is sympathetic to the existing natural slate finishes
- The need to improve water flow to rainwater goods.
- The need to introduce ventilation to roof voids while maintaining the traditional roof structure & build-up.
- Take the opportunity to incorporate cost effective measures to improve energy efficiency of the building.

7. Design Approach

7.1. The proposed use of the building is to remain unchanged.

7.2. The amount, layout, scale, and design are governed by the existing building fabric.

7.3. The external façade will remain the same, although isolated repairs will be made as part of the works where required. In particular, walls will be re-pointed where weathered by failed rainwater goods and copings to parapets will lifted and re-bed where found necessary while access is available during the works.

7.4. The current contrast between original natural slates and the overlaid cement based slates should be eliminated. Although re-roofing with new natural slates would be more aligned to the original construction, the considerable area and cost involved for these materials would be beyond the freeholders budget. The supply of new natural slates is often provided from foreign countries and unfortunately these can often include impurities in the form of pyrites. These impurities can result in a reduced life expectancy of the slates.

7.5. The proposed solution is therefore to replace roof coverings with a cement based slate which aims to reflect the colour and texture of a natural slate while providing a consistent factory made finish of quality controlled materials. This reduces the risk of impurities and premature failure of the new roof coverings. The use of Cedral Rivendale “black-blue” cement slates is proposed as an alternative to natural slates as they are available in various sizes to replicate natural slates and with a textured finish:

Figure 10 - Cedral Rivendale Slate Finish

7.6. The raised monitor features no longer serve their original purposes as they have been boarded over. Although these could be re-clad with newer, more modern materials, any cladding is likely to have a shorter lifespan than a slate roof covering.

7.7. Similarly, previous roof windows have been boarded over and in some cases overlaid with bitumen felt. (Figure 7).

7.8. Three of the four existing automatic openable vent roof windows present on the building have been fitted into raised surrounds which stand above the surrounding roof lines. The reason for this is unclear, but the upstands have simply been protected by bitumen felt. Again, although the external finish could be replaced, it is likely to have a shorter lifespan than the slate coverings and would result in access being required to the roof more regularly.

7.9. The raised features also need weathering details forming at abutments to the slate roof coverings around them. Although lead flashings would provide a long term solution, each flashing provides a further potential risk of future maintenance should they come loose etc.

7.10. These considerations together with the fact that very little of these features can be seen from ground level around the building resulted in the design approach proposing the removal of as many of these features as possible. The proposed new slate roof coverings would instead be extended across the areas where these features once were.

7.11. Automatic opening vent roof windows would need to be retained as part of the fire safety systems in the building. As none of these can be seen externally from ground level around the building, a similar approach is proposed in that the raised frames around them be removed and the roof windows instead be set into the new roof coverings in a more traditional manner.

7.12. The client wishes to consider the installation of solar panels to help reduce the energy usage of the building. The solution to installing these in a complementary way was considered and the proposed solution would be to install these integrated into the new roof finish rather than mounted on rails above the roof line. The solar panels would then appear similar in appearance to the previous boarded over roof windows. This solution would also reduce additional loading on the existing roof structure.

7.13. Existing uPVC rainwater goods have lacked maintenance due to access difficulties. While roofing work is undertaken it is proposed these be replaced with new uPVC rainwater goods. Due to the quantity of water, these will need to be of a similar size and provided in black or grey to match the existing.

7.14. Providing ventilation to the roof void is also a priority as issues of condensation build up have been identified within the roof voids. Due to the sarking boards below the roof coverings, it is not possible to ventilate at the eaves and ridges as with modern pitched roofs. It is therefore proposed that terracotta air bricks be added to the gable ends to provide air ventilation and alleviate condensation issues. The use of terracotta as opposed to plastic air bricks is likely to be more in keeping with the existing brickwork.

7.15. The raised upstands to the existing flat roof of the extension serve no visible purpose and only restrict the flow of water to the rainwater outlets with debris collecting behind them. Although access is more readily available onto this roof, the removal of these raised sections would be preferable and allow a continuous fall to be provided to the gutter along the edge of the roof. It is noted that these upstands cannot be seen behind the existing parapet to the front (south) of the extension so it is hoped that these could be considered as minor amendments while flat roof coverings are replaced. The flat roof covering will be replaced with a new bitumen felt finish to match the existing.

7.16. No internal alterations are proposed.

8. Access, Car Parking and Cycle Parking

Existing access arrangements will be maintained and the existing level access to the building will not be affected by these proposals.

There are no current or planned proposals for creating additional car parking. Car usage will be unaffected by the proposals as the work will not result in an increase in occupation of the building.

The building is also offered with good public transport links into Barnsley town centre.

9. Waste / Recycling Storage

9.1. Current arrangements for waste storage and recycling are to remain as existing.

10. External Amenity Space

10.1. Current external amenity space is to remain as existing.

11. Landscaping / Urban Greening

11.1. Other than general maintenance there are no plans to alter any external landscaping.

11.2. Existing hard landscaping is mainly macadam surfacing and will remain unaffected by the works.

Part C: Policy and Regeneration Context

12. Planning Policy Context

12.1 Table 1 below sets out the local planning policy context within which the proposals have been developed. The relevant section of planning policy only relates to the external design of façade treatments as all other aspects of the scheme remain unchanged.

Relevant Policy	Response
Barnsley Local Plan adopted January 2019 The Plan refers to the Barnsley Housing Strategy 2014-2033. Objective 3 of this strategy is to make the best use of and improve existing housing stock.	It is felt that this proposal aims to achieve this purpose and preserve the lifespan of existing housing stock for the future.

Relevant Policy	Response
Policy GB2 Replacement, extension and alteration of existing buildings in the Green Belt sets out that developments will be allowed in the Green belt if the extension or alteration of a building does not exceed the size of the original building and is of a standard of design which respects the character of the existing building and its surroundings, including the scale, elevation design, materials etc. **Town & Country Planning Act (General Permitted Development Order) 2015 & Revisions dated April 2021** Permitted development Class A – installation or alteration of solar equipment on domestic premises is not permitted if the solar PV would protrude more than 0.2m beyond the plane of the wall or roof slope when measured perpendicular with the external surface of the wall or roof slope; and it would result in the highest part of the solar PV being higher than the highest part of the roof	Although this policy refers to development / alteration within the Green Belt and this proposal falls outside that area, it is noted that the proposal aligns with this policy as the materials proposed are to be respectful of the existing building. The alterations will reduce rather than exceed the size of the original building and they will respect the existing elevation design. As a result of the above, we propose that the proposed installation to install solar PV panels is “permitted development” for which planning permission is NOT required.