

Building Futures Together

United Learning Trust

Heath Lane Academy

Roof Re-covering Works to Main Block

Design and Access Statement

P24-0605

August 2024



Barker

Contents

United Learning Trust Roof Re-covering Works to Main Block Design and Access Statement

Roof Re-covering Works to Main Block
Heath Lane Academy
Heath Lane
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LE9 7PD

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United Learning Trust
Heath Lane Academy: Roof Re-covering Works to Main Block
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1 Introduction

1.1 Purpose of the Report

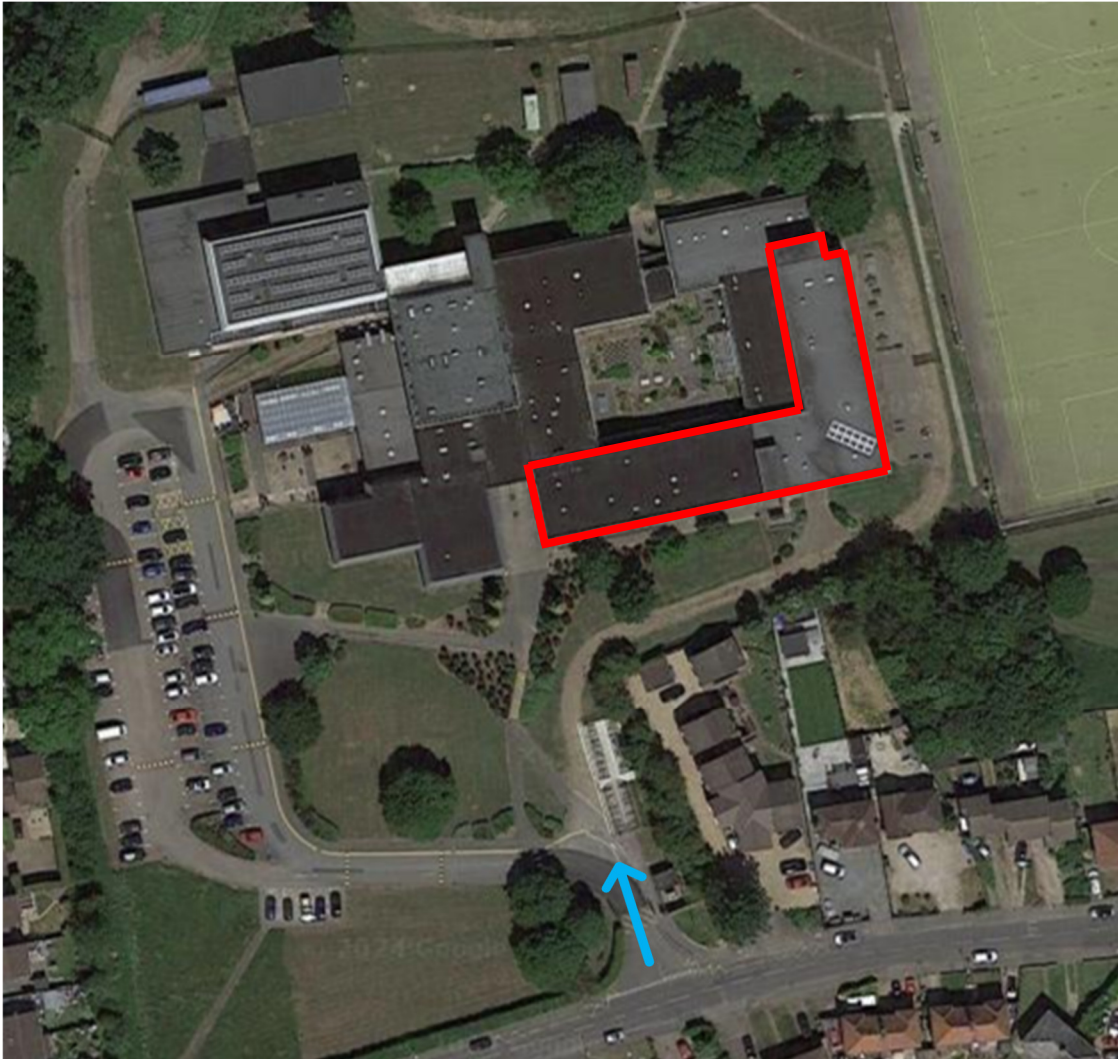
This design and access statement has been produced to support the planning application for Heath Lane Academy roof re-covering works to the main block. This document will provide background information on the site and the school. Finally, it will go through the proposed design and related information to provide a fuller understanding of the proposed work.

1.2 Reasoning and Overview of Proposed Works

The school has recognised that areas of the flat roof to the main block need replacement. The school has also recently received planning for replacement windows under planning application reference 24/00257/FUL. Windows to the side and front elevations will be replaced, the works also include new PVCu fascias. Windows to the rear elevations are not being replaced. The window replacement and roof recovering works provide a great opportunity to improve the U-values and therefore energy efficiency of the school.

2 Context

2.1 Site Location



Red line highlighting the locations for the roof re-covering works and blue arrow noting the access to the site.

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2 - Context



2.2 Site Photos



Roofing for replacement.



Roofing for replacement.

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2 - Context



Roofing for replacement.



East (2) Elevation

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2 - Context



South (2) Elevation



East (2) Elevation

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2 - Context



East Elevation



Corner of South/East Elevation

2.3 Site Appraisal

The site area where both roofs are being re-covered is set back within the grounds of the school. There is no impact on parking with the work being undertaken and as only elements of the existing elevations are impacted there is no change to the local landscape or habitats either.

This area is not in a flood risk zone see Appendix A.

The building is not listed nor is it on the grounds of a listed building.

The site is not within a conservation area.

3 Design

3.1 Scale

The scale of the building will not change drastically although the height of the roof will increase slightly due to the tapered Parafoam Ultra PIR insulation that is proposed as part of the works. The biggest increase in height will be on the north and south elevations where the proposed insulation would be 330mm thick with a 50mm roof kerb, giving a total increase in height of 380mm.

3.2 Layout

There is no impact on the internal layout of the school with this work as all the works are to the roof area as shown on the plans supplied.

3.3 Materials

The proposed roof will match the existing roof as much as possible. The existing EDPM waterproofing will be stripped to reveal the original asphalt waterproofing, the stone chippings removed where needed and the existing asphalt waterproofing prepared to receive a new overlay. A new felt waterproofing system (Langley TA-30 RBM) incorporating tapered Parafoam Ultra PIR insulation will be installed. Tapered insulation will be provided to both roof areas, falling from the centre line of the roof to the front and rear, to match the existing falls.

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4 - Access



4 Access

4.1 Site Access

The overall site is accessed from Heath Lane as seen on the above satellite site location. This leads directly to the main parking area and has clear access to the proposed site of work.

4.2 Design Access

This application will have no impact on the access to the building.

The existing fire escapes and additional external access has been maintained.

Contact Details

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Appendix A: Flood Risk Map

Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
445262/297741

Created
13 Aug 2024 9:20

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- In an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence **which** sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2022 OS 100024198. <https://flood-map-for-planning.service.gov.uk/os-terms>

Flood map for planning

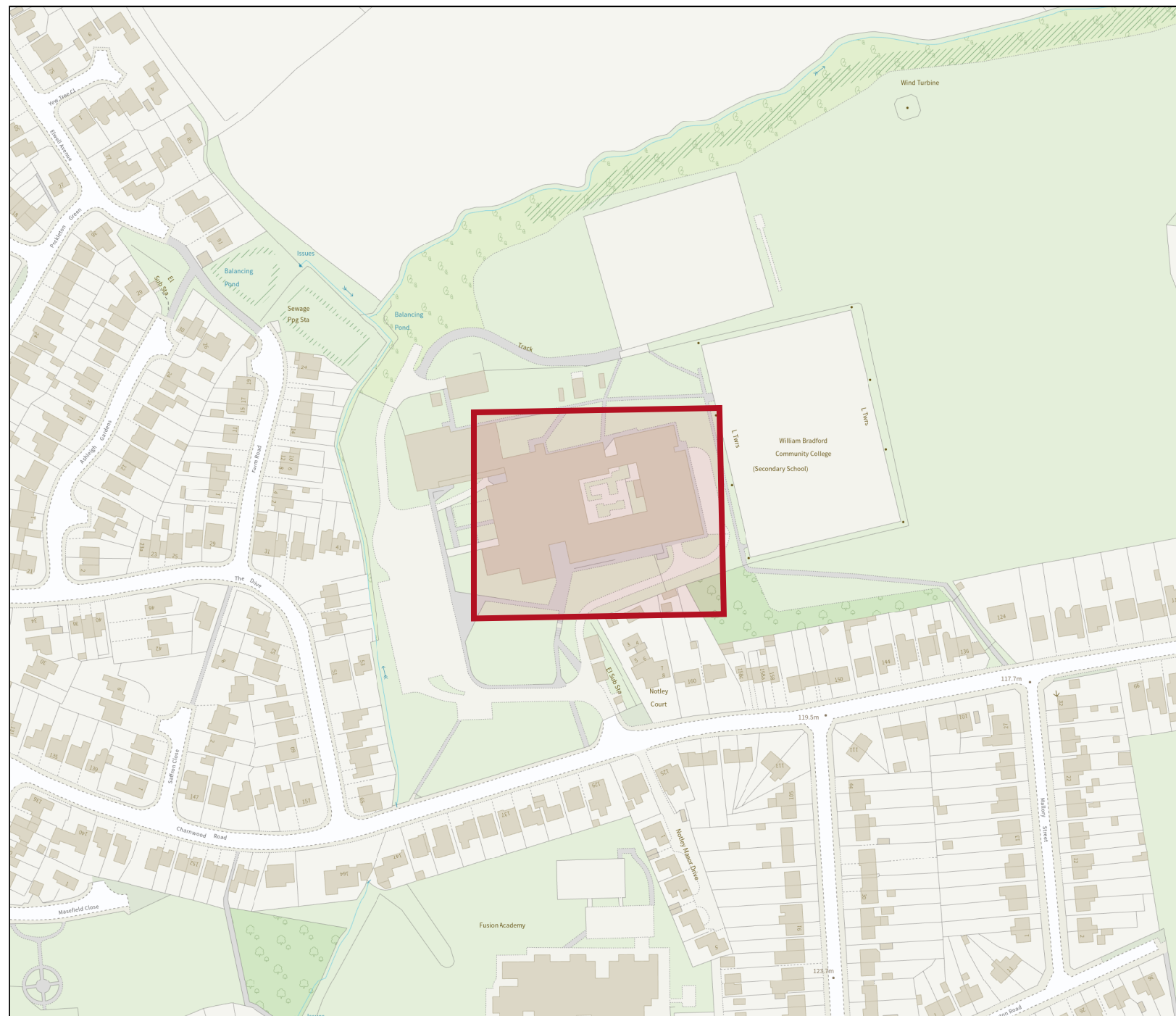
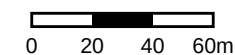
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Location (easting/northing)
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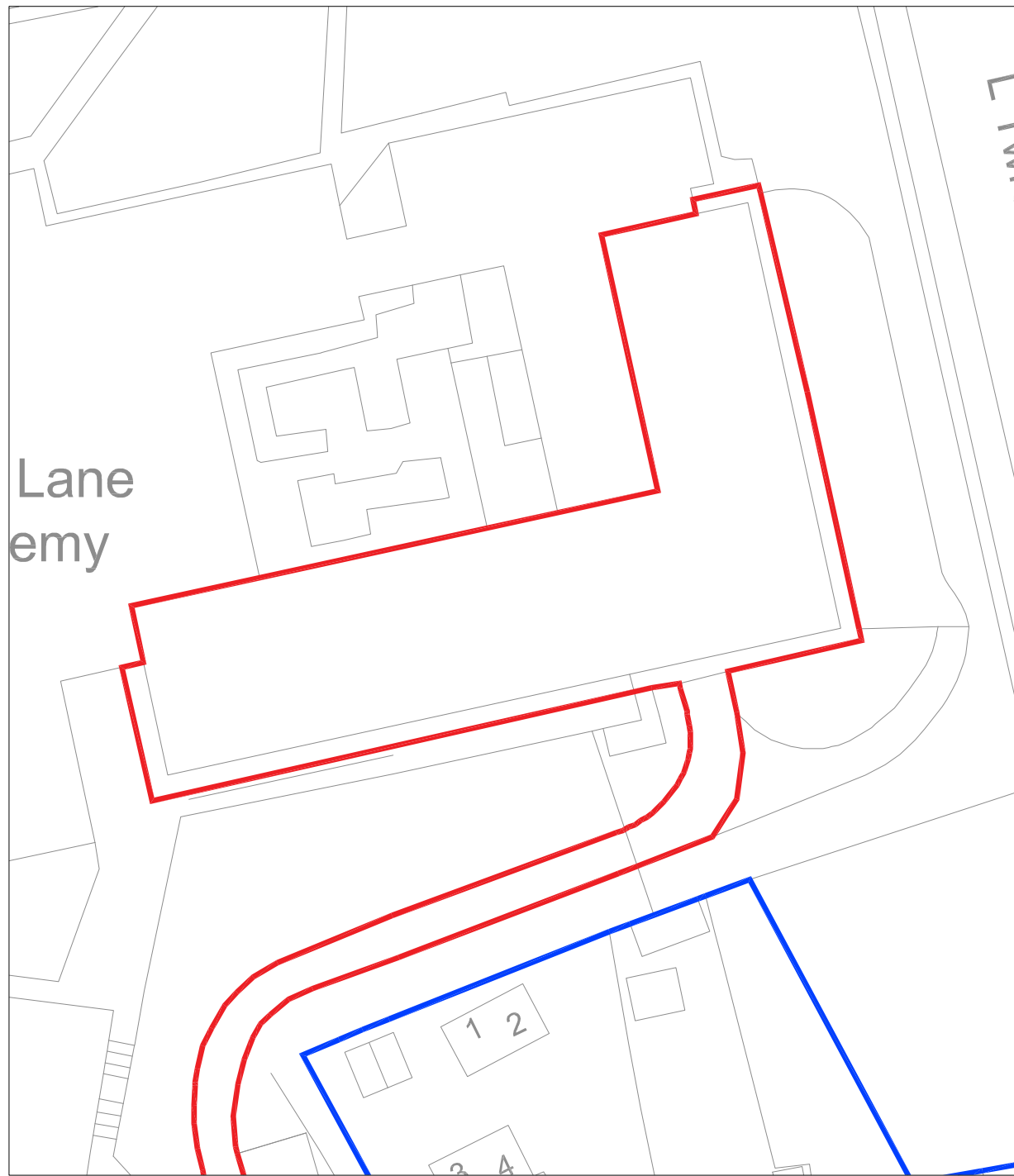
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1:2500

Created
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-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area

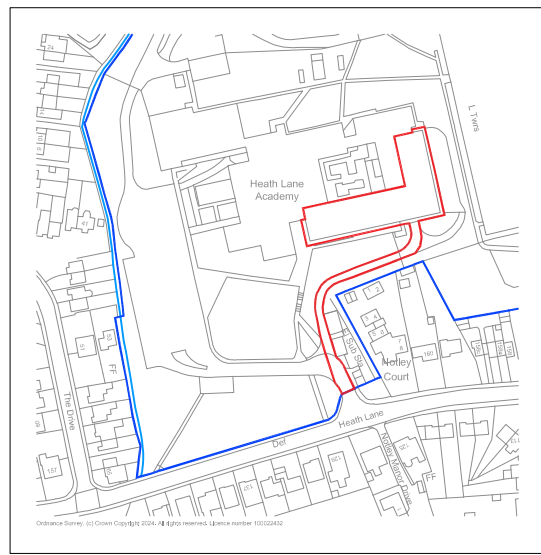


Appendix B: Plan of Proposal



BLOCK PLAN
Scale 1:200

0 2 4 6 8 10 15 Scale 1:200
20 (metres)



SITE LOCATION PLAN
Scale 1:1250

0 10 20 30 40 50 75 Scale 1:1250
100 (metres)



NOTES:
ALL LEVELS, ANGLES AND DIMENSIONS TO BE CHECKED
ON SITE PRIOR TO COMMENCEMENT OF WORKS.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL
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DRAWINGS, SPECIFICATIONS AND SCHEDULES.

LEGEND:

- APPLICATION SITE - 1971.8M²
- SITE BOUNDARY

PLANNING

P01	ISSUED FOR PLANNING	08/06/24	YK
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UNITED LEARNING

Project Title:
HEATH LANE ACADEMY, EARL SHILTON, LE9 7PD

Drawing Title:
SITE LOCATION & BLOCK PLAN

ARCHITECTURAL

Project No: P24605	Rev: JUL 24	Drawn: YK	Checked: JW
Scale: NTS @A1	Sheet: S0	Version: P01	
Drawing Number: P24605-BA-A1-GF-DR-A-2000			

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LEGEND:

- EXTENT OF WORKS AREA ROOF 2)
- EXTENT OF WORKS AREA ROOF 6)

Heath Lane Academy

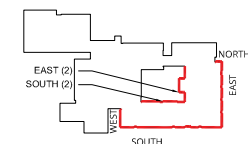
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Rev	Description	Date	By
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Client: UNITED LEARNING			
Project Title: HEATH LANE ACADEMY, EARL SHILTON, LE9 7PD			
Drawing Title: EXISTING ROOF PLAN			
ARCHITECTURAL			
Project No: P24-0605	Date: JUL 24	Drawn: YK	Checked: JW
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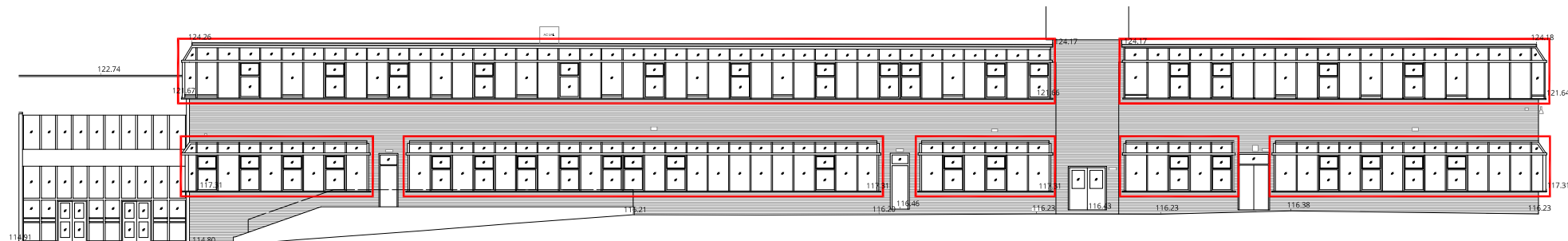


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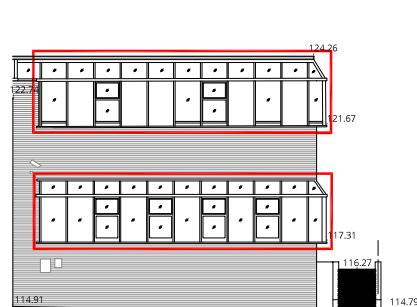
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AND REPLACED AS APPROVED UNDER
PLANNING APPLICATION 24/00257/FUL



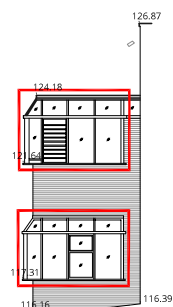
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SCALE 1:100



EXISTING SOUTH ELEVATION
SCALE 1:100



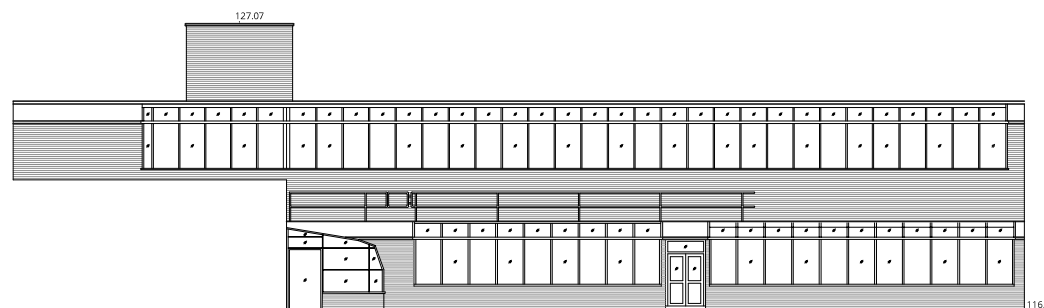
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SCALE 1:100



EXISTING NORTH ELEVATION
SCALE 1:100



EXISTING EAST ELEVATION (2)
SCALE 1:100

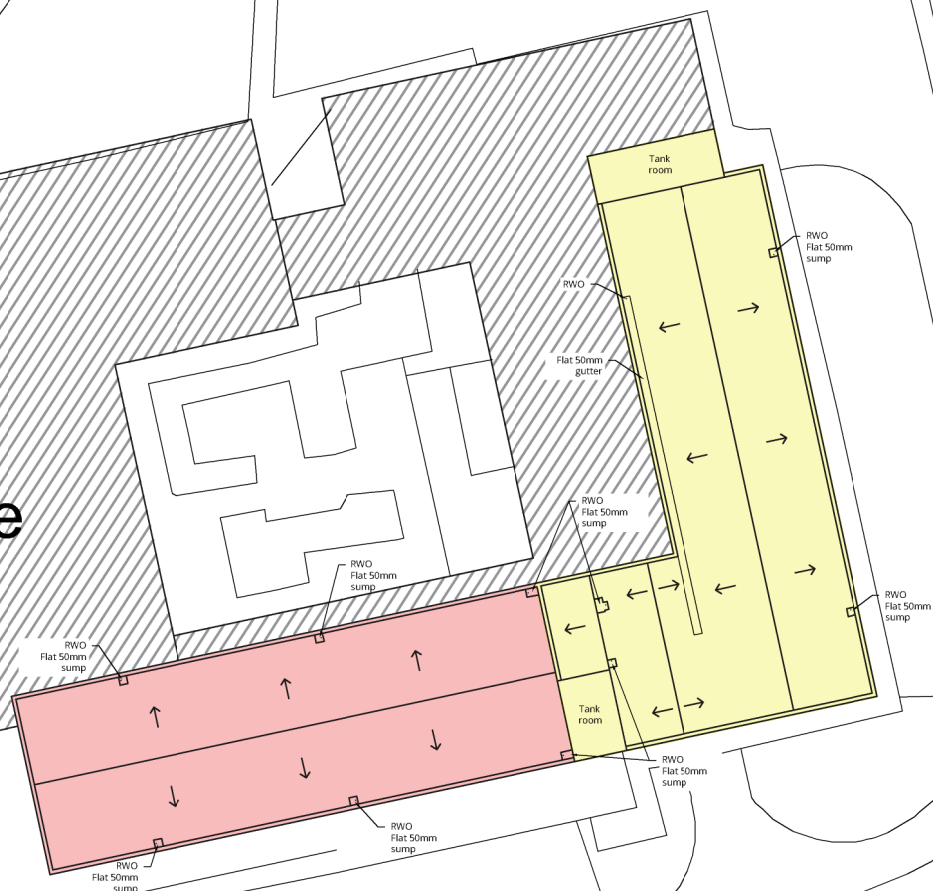


EXISTING SOUTH ELEVATION (2)
SCALE 1:100



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Rev	Description	Date	
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UNITED LEARNING			
Project Site HEATH LANE ACADEMY, EARL SHILTON, LE9 7P			
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Scale 1:200
20 (metres)



PLANNING

P01	ISSUED FOR PLANNING	08/08/24	Y
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Client: UNITED LEARNING

Project Title
HEATH LANE ACADEMY, EARL SHILTON, LE9 7PD

Drawing Title
PROPOSED ROOF PLAN

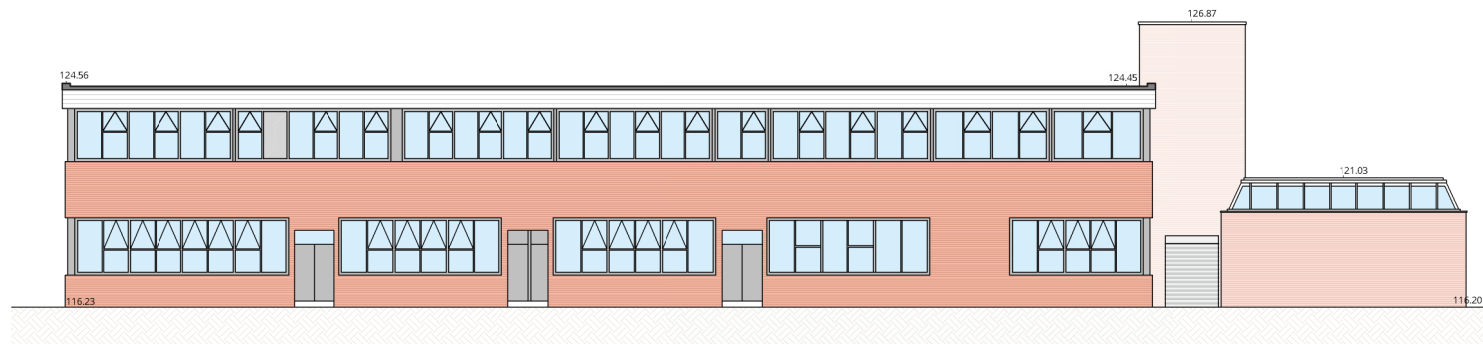
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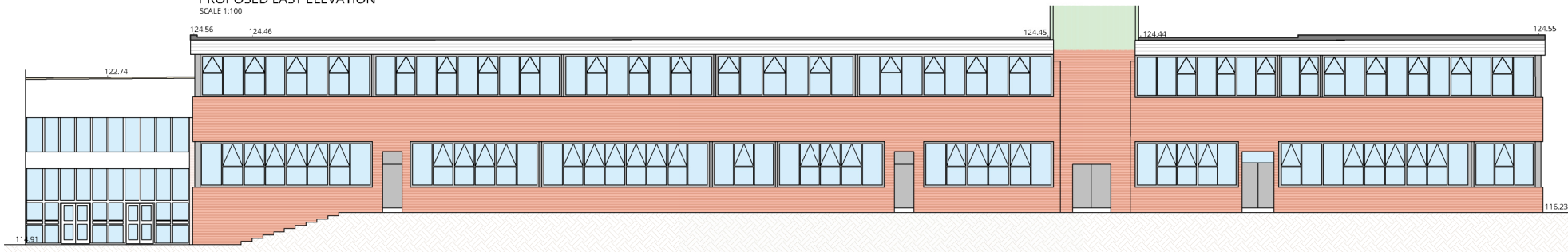
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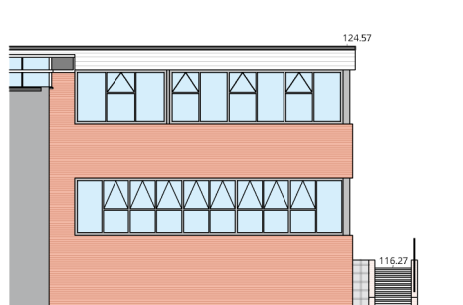
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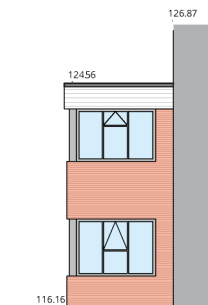
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SCALE 1:100



PROPOSED SOUTH- ELEVATION
SCALE 1:100



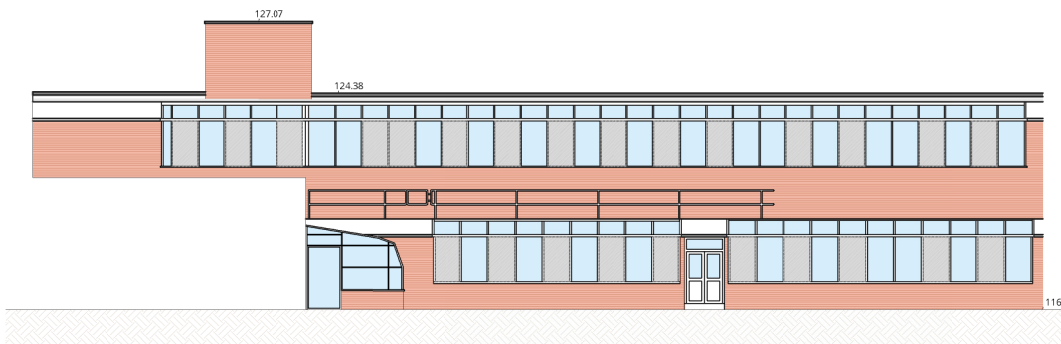
PROPOSED WEST ELEVATION
SCALE 1:100



PROPOSED NORTH ELEVATION
SCALE 1:100



PROPOSED EAST ELEVATION (2)
SCALE 1:100



PROPOSED SOUTH ELEVATION (2)
SCALE 1:100

Scale 1:100
10 (metres)

Drawing Status:			
PLANNING			
No.	Description	Date	By
P01	ISSUED FOR PLANNING	08/08/24	YK

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Project Title			
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PROPOSED ELEVATIONS			
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