

Building Futures Together

United Learning Trust

Heath Lane Academy
Window Replacement

Design and Access Statement

P24-0044

March 2024



Barker

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United Learning Trust Window Replacement Design and Access Statement

Window Replacement
Heath Lane Academy
Heath Lane
Earl Shilton
LE9 7PD

Prepared For and on Behalf of:

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1 Introduction

1.1 Purpose of the Report

This design and access statement is being produced to support the planning application for Heath Lane Academy regarding the replacement of windows. This document will provide background information on the site and the school alongside reasoning for the application. Finally, it will go through the proposed design for the extension and related information to provide a fuller understanding of the proposed work.

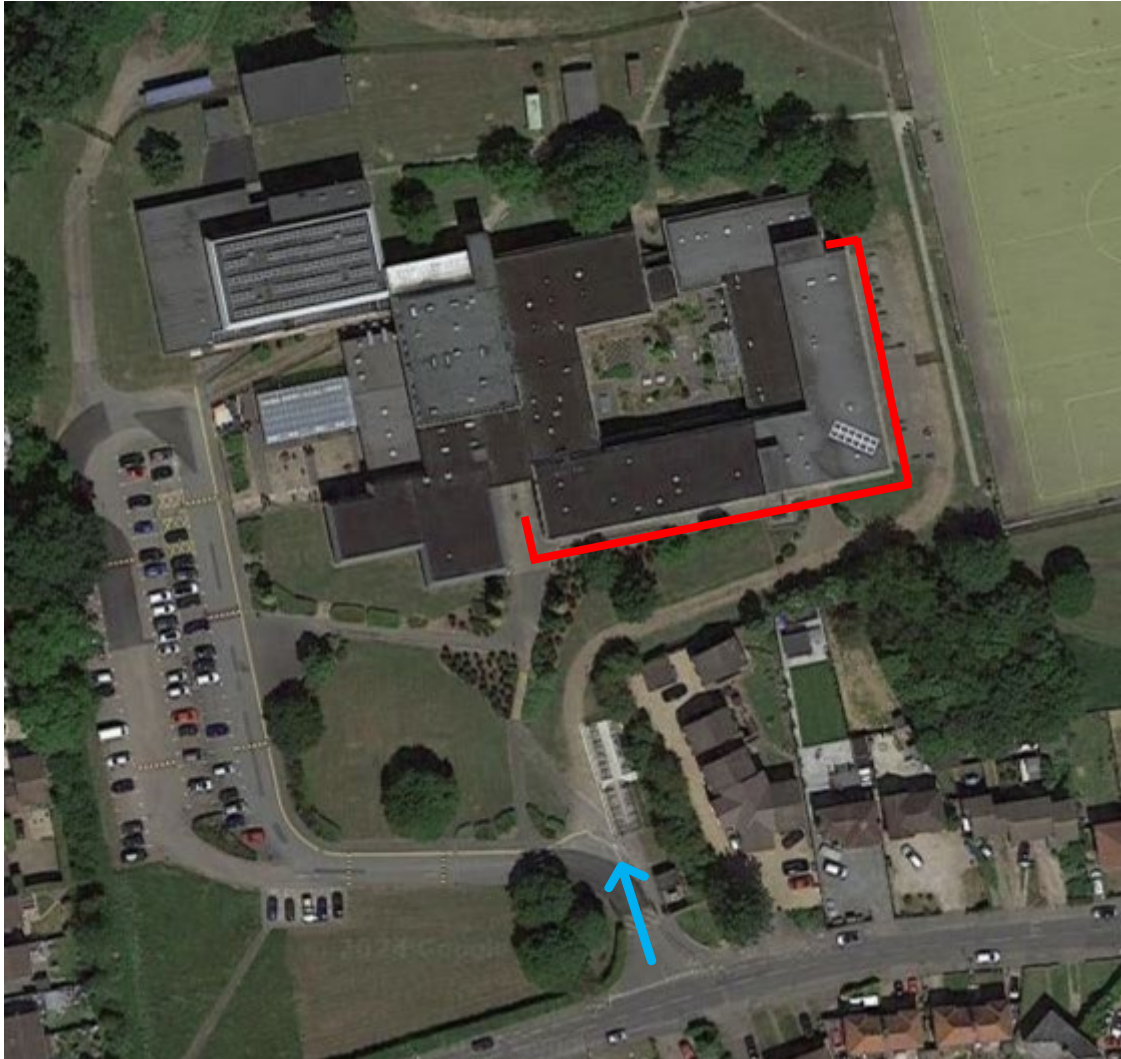
1.2 Reasoning and Overview of Proposed Works

The school has recognised that the original aluminium frame bay windows on the predominantly south and east elevations to the main block are in need of replacement. Some of these windows have been boarded up already due to damage and poor solar gain performance. This provides a great opportunity to improve the U-values and therefore energy efficiency of the school. The bay windows span across multiple classrooms and teaching spaces allowing sound to pass between rooms easily so the proposed replacement will be flush window frames to remove this issue.

Plans are attached in Appendix B.

2 Context

2.1 Site Location



Red line highlighting the location for the window replacement and blue arrow noting the access to the site.

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United Learning Trust
Heath Lane Academy: Window Replacement
2 - Context



2.2 Site Photos



West facing elevation showing windows for replacement.



South facing elevation showing windows for replacement.

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United Learning Trust
Heath Lane Academy: Window Replacement
2 - Context



South facing elevation and corner of East elevation showing windows for replacement.



East facing elevation showing windows for replacement.

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United Learning Trust
Heath Lane Academy: Window Replacement
2 - Context



East facing elevation showing windows for replacement.



North facing elevation showing windows for replacement.

2.3 Site Appraisal

The site area where the windows are being replaced 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 elevations that are a part of the application spans 118 meters predominantly along the south and east edges of the school with small sections facing the north and west where the windows wrap around the edge of the main block.

See Appendix B for proposed plans.

3.2 Layout

There is no impact on the internal layout of the school with this work as shown on the floor plans supplied. The only aspect to note is the use of solid panels instead of glass where the new flush windows run past the internal structural columns.

See Appendix B floor plan of the proposed design for reference.

3.3 Materials

The proposed windows will match the replaced door frames, maintaining an aluminium frame but with an anthracite grey colour. The new windows will also no longer protrude from the building like the original bay design, reducing sound transfer between rooms,

See Appendix B elevation drawings of the proposed design for reference.

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United Learning Trust
Heath Lane Academy: Window Replacement
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.

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RIBA 
Chartered Practice

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Appendix A: Flood Risk Map

Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
445237/297712

Created
17 Mar 2024 15:58

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)

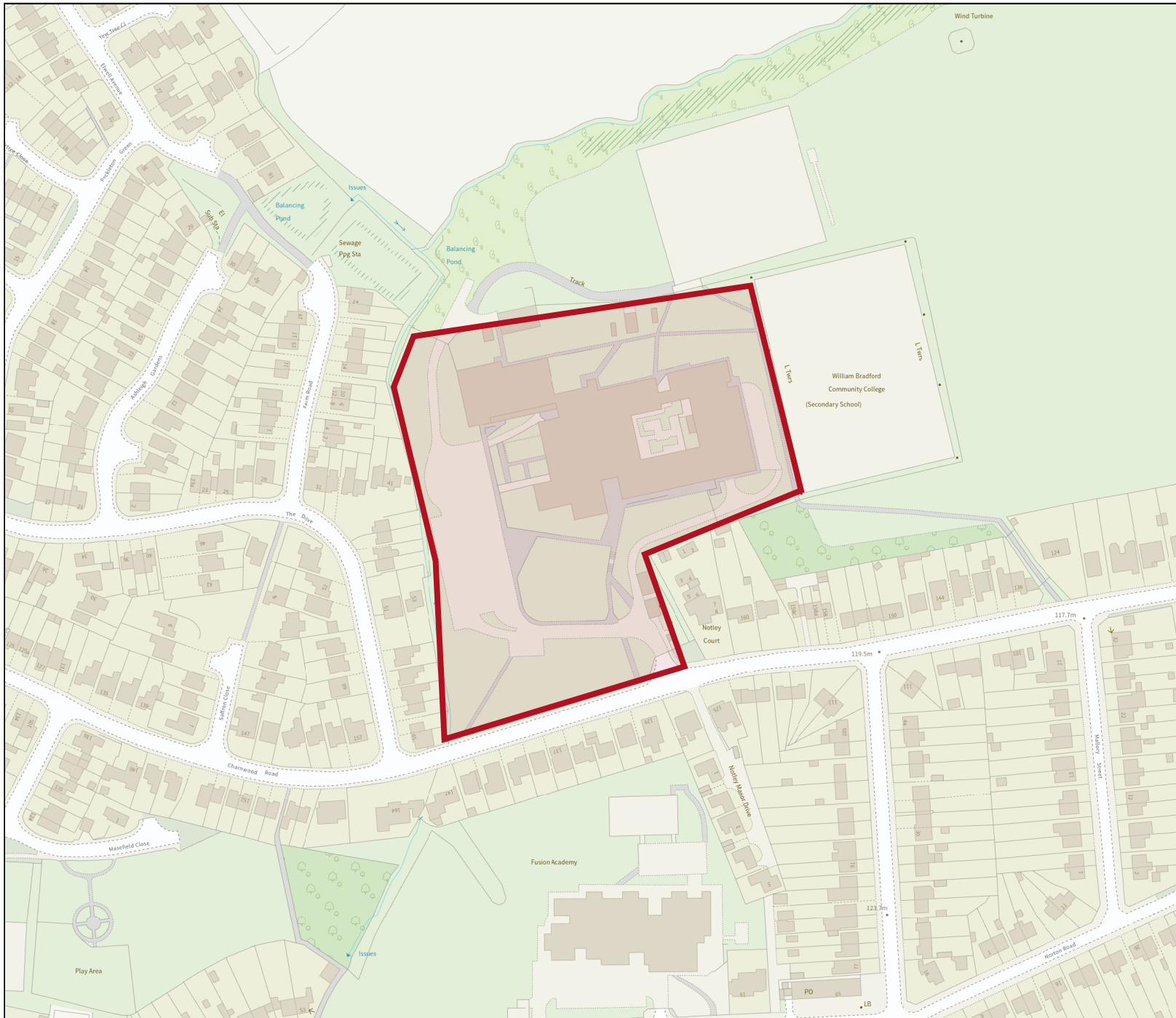
Notes

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

Your reference
<Unspecified>

Location (easting/northing)
445237/297712

Scale
1:2500

Created
17 Mar 2024 15:58

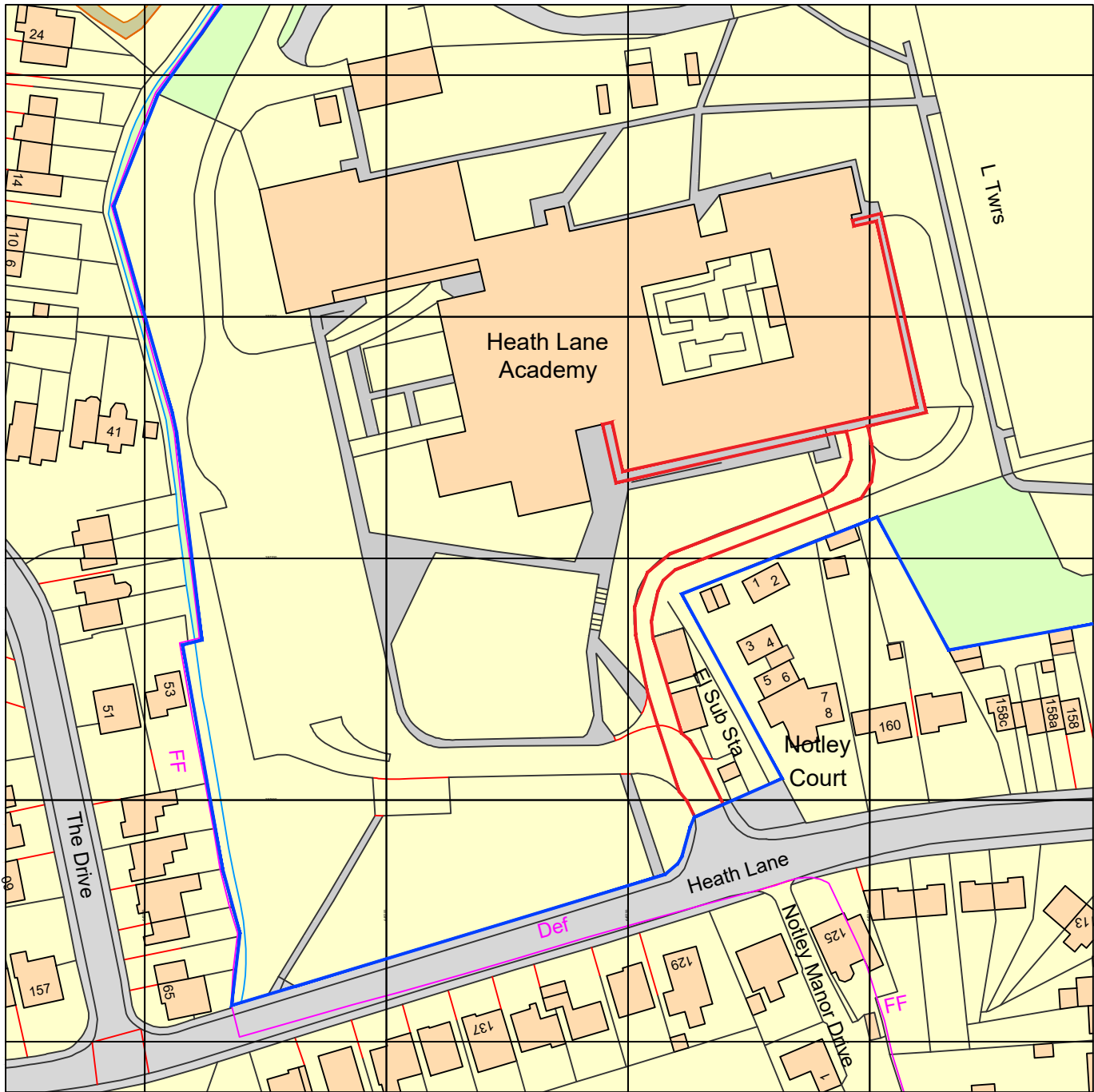
-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area


0 20 40 60m

Appendix B: Plan of Proposal

NOTES:
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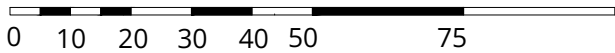
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Location Plan
Scale - 1:1250

-  = Site Boundary (661m2)
-  = Ownership Boundary



Scale 1:1250
100 (metres)



Drawing Status:

PLANNING

P01	Issued for Planning	03/24	JCW
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Rev	Description	Date	By



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Client

United Learning

Project Title

Heath Lane Academy
Earl Shilton, LE9 7PD

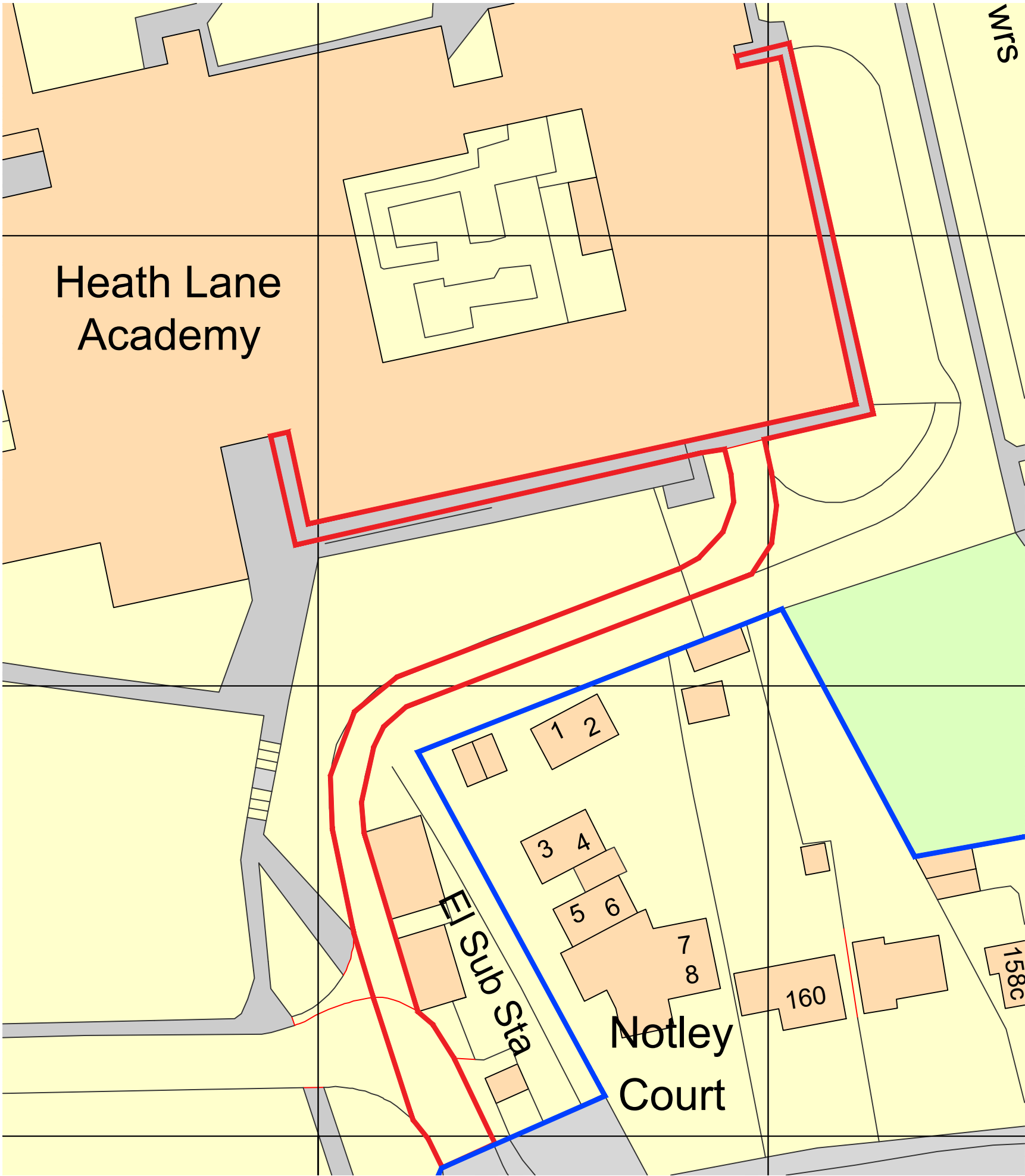
Drawing Title

Location Plan

Drawn JCW	Checked JW	Scale 1:1250 @ A3	Date 03/24
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Project No. P24-0044		
Drawing Number HLA001-BA-A1-XX-DR-A-2001	Status S1	Revision P01



Site Plan
Scale - 1:500



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Project Title			
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Drawing Title			
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Extent of window
removal/replacement

Ground Floor Plan
Scale - 1:100

Redundant Vent Duct to be removed

Scale 1:100
10 (metres)

Drawing Status:

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Drawing Title
Ground Floor Plan

Drawn
JCW

Checked
JW

Scale
1:100 @ A1

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HLA001-BA-A1-00-DR-A-2003

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Extent of window removal/replacement



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Project Title

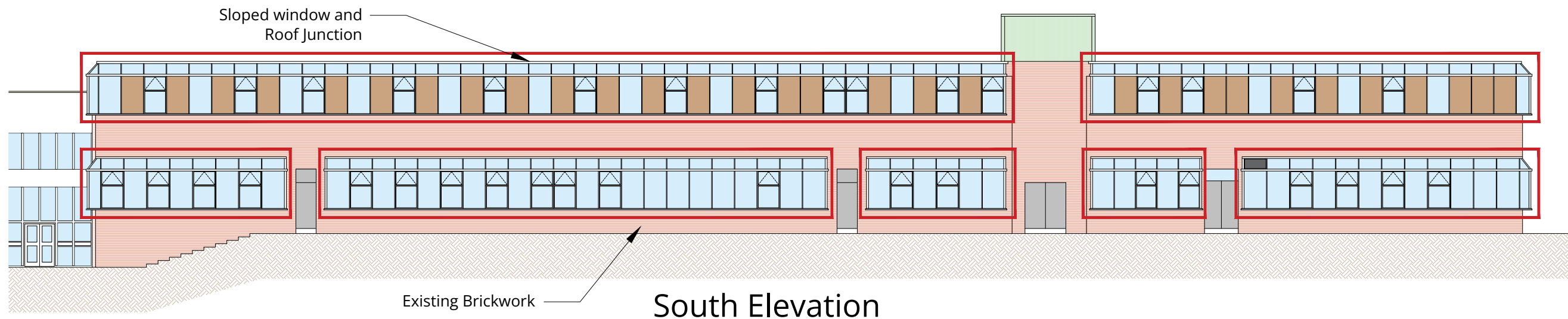
Heath Lane Academy
Earl Shilton , LE9 7PD

Drawing Title
First Floor Plan

Drawn JCW	Checked JW	Scale 1:100 @ A1	Date 03/24
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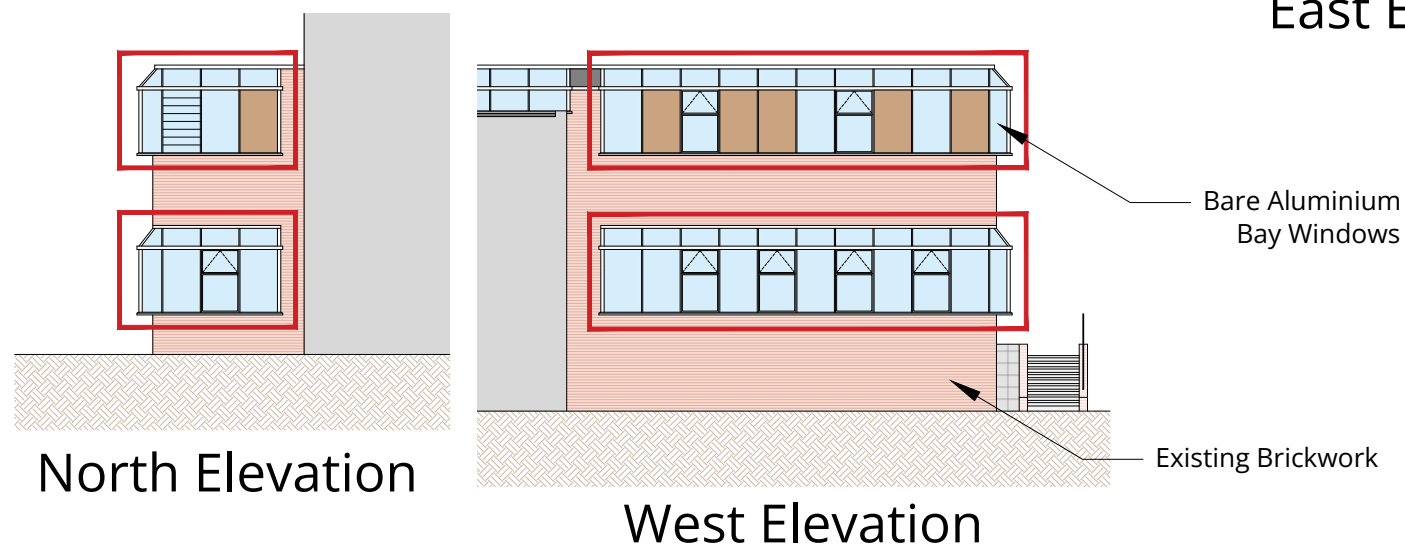
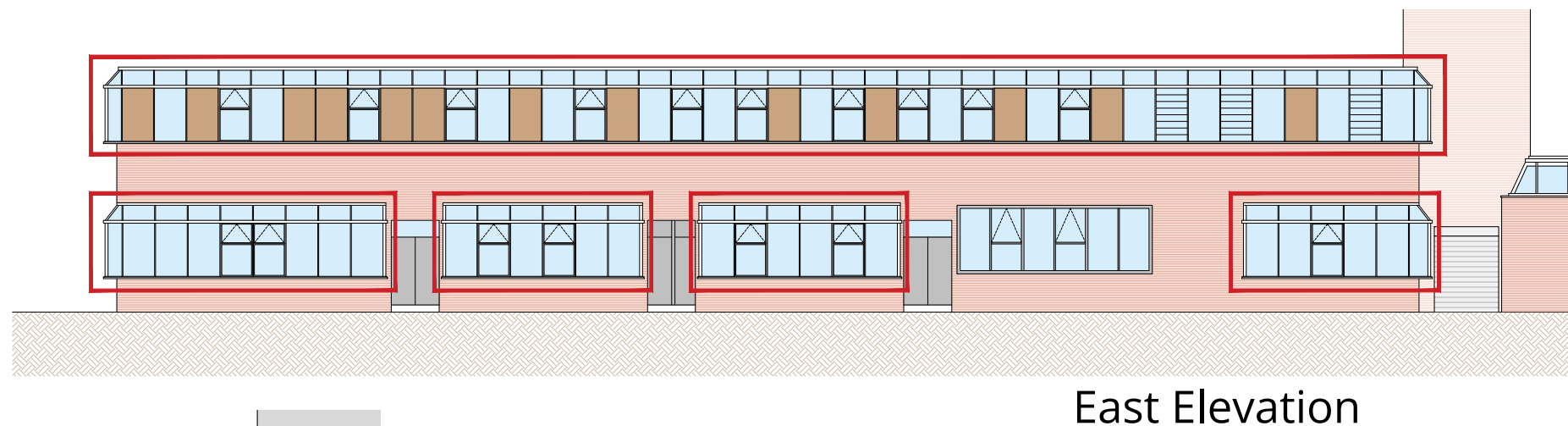
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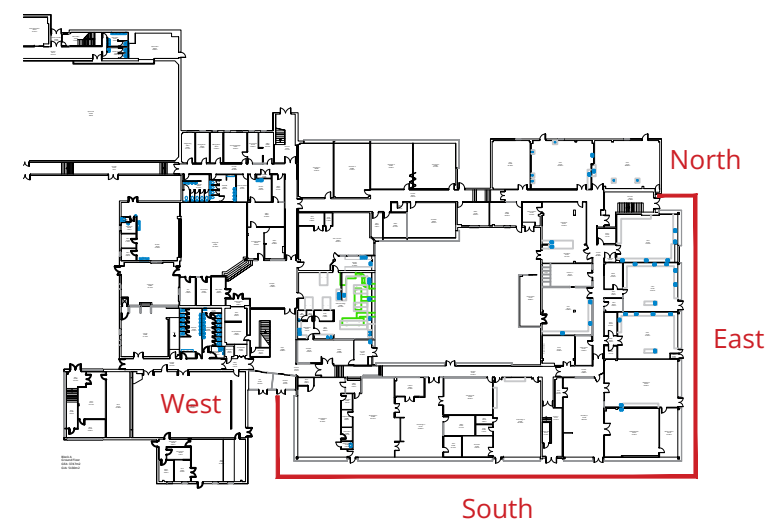
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 = Windows to be removed and replaced

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



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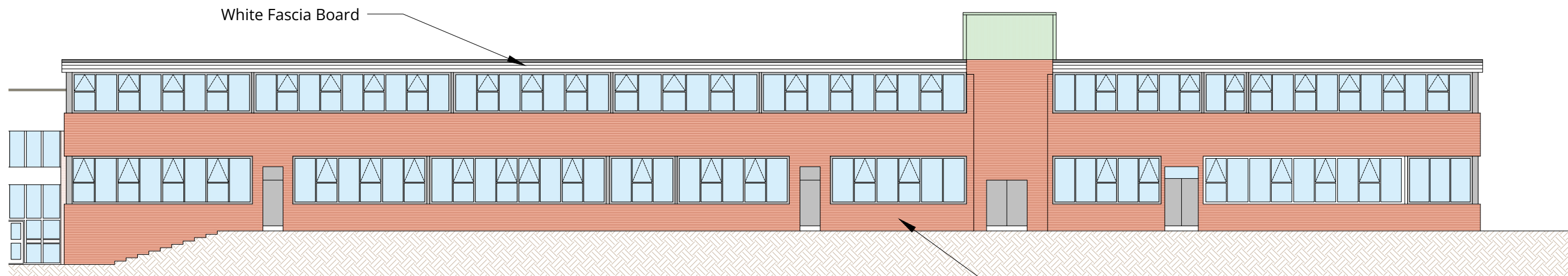
Project Title	Heath Lane Academy Earl Shilton, LE9 7PD
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Drawing Title	Existing Elevations
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Drawn	Checked	Scale	Date
JCW	JW	1:200 @ A3	03/24

ARCHITECTURAL	
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Drawing Number	Status	Revision
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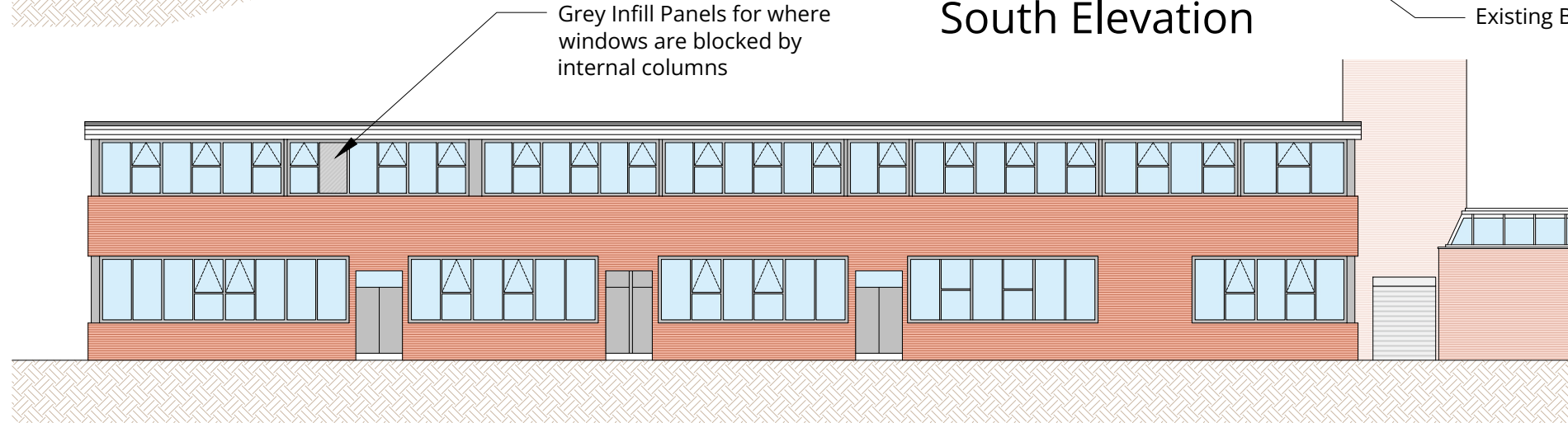


White Fascia Board

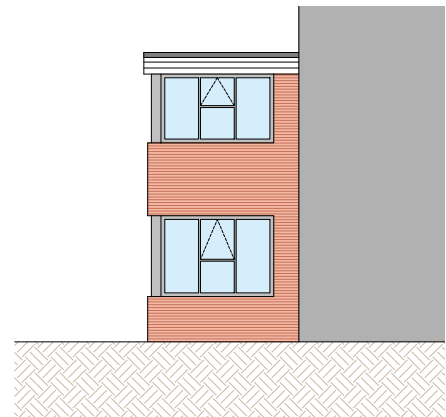
South Elevation

Existing Brickwork

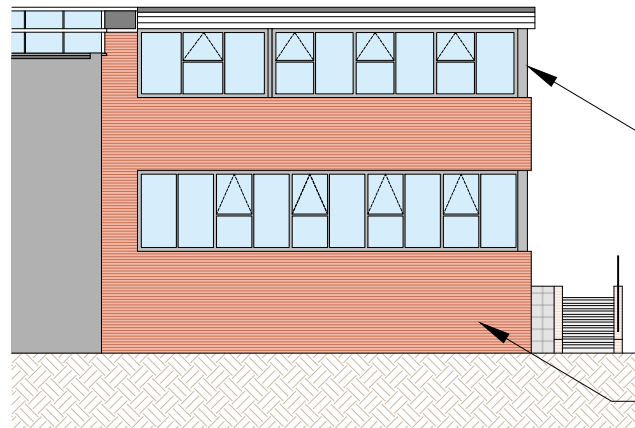
Grey Infill Panels for where windows are blocked by internal columns



East Elevation



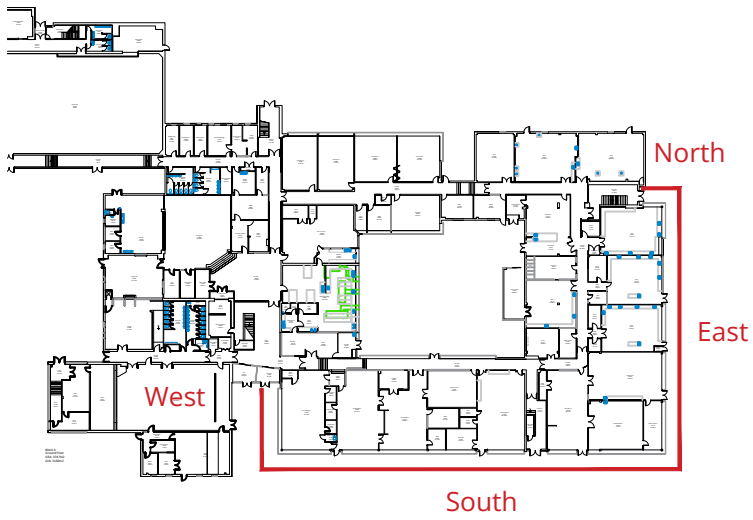
North Elevation



West Elevation

Anthracite Grey Aluminium Windows

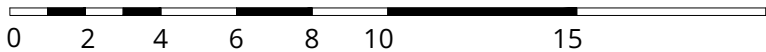
Existing Brickwork



Ground Floor Plan

Proposed Elevations

Scale - 1:200



Scale 1:200
20 (metres)

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Drawing Title
Proposed Elevations

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