

Design and Access Statement

Job No. 2708: Orchid Vale Primary School; Re-roofing project.

Site Address: Orchid Vale Primary School, Torun Way, Swindon SN25 1UG

Introduction.

Orchid Vale Primary School is located on Torun Way situated to the north of Swindon town centre adjacent to a relatively modern residential estate. The school provides provision from nursery up to and including Year 6 education across a predominantly single storey campus.

The eight-classroom extension to the existing primary school was built in 2013. (Planning App. Ref. S/13/1010/NISM). This building has subsequently developed issues with the roof which the original contractor, Laing O'Rourke is now seeking to remedy.

It is these works that form the basis of this application and it is intended that works to re-roof the block commence in July 2021.



Fig 1: Existing Site Plan

Site

The site of Orchard Vale Primary school is in the southern sector of the Northern Development Area (NDA) of Swindon to the North East of the urban areas of Penhill and Haydon Wick, to the North West of Swindon Centre. The school site is 2.49 ha in size.



Fig 2: Existing view from extension roof.

Brief/Use

This project seeks to re-roof the eight-classroom extension and increase the parapet by 300-400mm. There are no proposals to affect the internal spaces.

Site Access/Landscape

The site access and parking are to be unaffected by the proposed roofing works. The works are confined solely to the roof of the structures.



Fig 3: Proposed Site Plan

Scale

Parapet be raised by 300-400mm. Scale and massing otherwise unaffected.

Design/Appearance

The objective of the proposed roofing works is to provide a thermally improved and weathertight envelope. To achieve this, it is the intention that the existing parapets are raised to ensure a 150mm upstand is maintained around the new roof. In addition, the thermal performance of the roof is to be improved with roof insulation board below the proposed new roofing membrane. This new construction will raise the existing roof level by approximately 165mm. Correspondingly, the existing parapets will need to be raised by approximately 300-400mm to ensure a robust and weathertight construction. It is proposed the newly constructed parapet will be clad in aluminium and to lap with existing parapet capping. A new gutter to be formed behind existing parapet. RWP outlets shall run behind external cladding.



Fig 3: 3D Visual as Existing



Fig 3: 3D Visual as Proposed

Materials Palette

A new insulated roofing membrane will be installed with a colour to broadly match that on the existing roof.

On the outward facing portions the extended parapets will be aluminium and match the existing parapet capping. On the internal faces it is proposed that the roofing membrane is taken up vertically to the parapet head. The parapets will feature a PPC aluminium flashing in grey to match those on the existing structure. Existing polycarbonate rooflights are to be removed and reinstated in the same locations as part of the works.

Energy & Sustainability

The proposals seek to improve the thermal performance of the existing building's roof, meeting the latest statutory requirements set out within Part L2 of the building regulations.

Planning Policy/Conclusion

The proposals seek to modify the existing roof and associated drainage to the structures built under application ref. S/13/1010/NISM. There is no increase in floor area associated with the proposals and the works do not have any detrimental effects on the existing landscape on site. Materials are chosen to be in line with those featured on the existing structures. For these reasons we believe this development meets the requirements of the Adopted Core Strategy Policies of Swindon Borough Council and accordingly should be granted planning permission.