

Design and Access Statement

Chapel-en-le-Frith Town Hall – Flat Roof Replacement Works

Location

The town hall building is located in the town of Chapel-en-le-Frith, Derbyshire (SK23 0HP) (see photo 1). The town hall is situated on Market Street and within the Chapel-en-le-Frith conservation area (see photo 2).

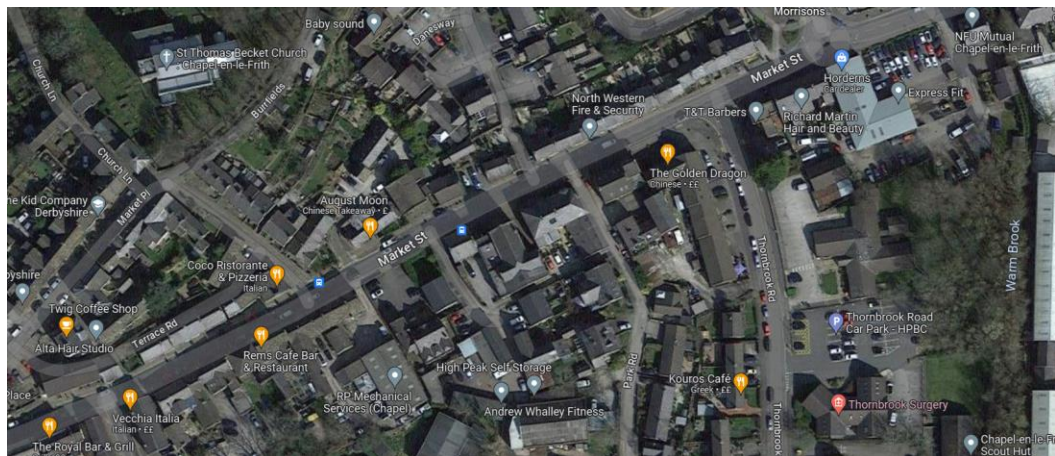


Photo 1: Aerial Photograph

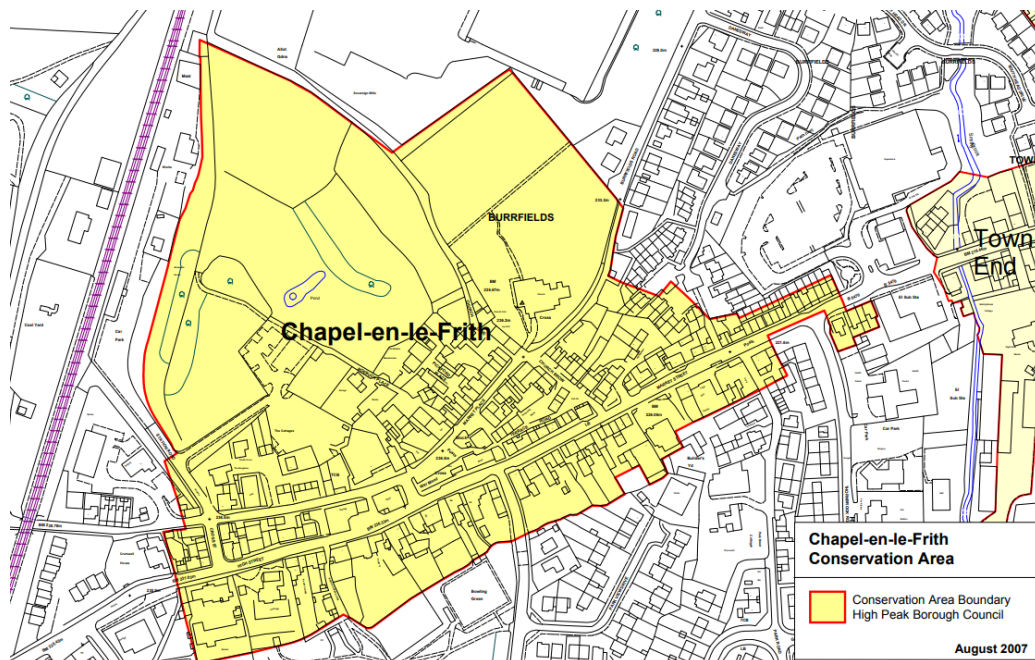


Photo 2: Conservation Area

Proposal

The current flat roof at the town hall (see provided photo montage) has been experiencing a number of defects over recent years with leaks and standing water noted in a number of different areas across the area of the flat roof. Under the proposal the parish council wish to renew the covering to the flat roof (see attached drawings) along with increasing the thermal performance of the building to current standards by installing a new layer of PIR insulation. It is also proposed to replace the rainwater goods and existing rooflights as part of the works.

Design & Construction

Chapel-en-le-Frith Parish Council wish to replace the roof covering to the areas as indicated on the included plans, which amounts to approximately 106m². In order to improve the thermal efficiency of the roof it is also proposed to install a new cut-to-falls PIR insulation system which will increase the height of the roof finish by between 50mm and 180mm. The current coverings are a mixture of EPDM to the front area and mineral felt with limestone chippings to the remainder of the current roof. It is proposed that the new covering will be mineral felt, with the colour specified as Charcoal.

Due to the increase in the height of the new roof, the perimeter to the area highlighted as roof 4 (see drawings) will need to be raised to accommodate the thicker insulation. It is proposed to install a 10lm new course of coursed gritstone rubble to match the existing, to which the new guttering will be attached, to maintain the appearance of building along this elevation and to comply with the conservation area outlook.

It is proposed that new black powder coated aluminium gutter and downpipes are to be installed around the perimeter of the building at the locations marked on the proposed plan, which will then be connected into the existing surface water gullies, all with roddable access. The existing rooflights will also be replaced with new, thermally efficient rooflights that will match the existing in their pyramid appearance.

All roofing work is to be carried out in accordance with BS 6229:2018 - Code of practice for flat roofs with continuously supported coverings.

Impact and Access

We believe there will be very little impact from the proposed development on the neighbouring properties to the town hall building as well as on the conservation area, as the roof cannot be viewed from street level on Market Street, being shielded by the parapet wall to the front. Furthermore, the proposed finish of the roof will be in Charcoal coloured mineral felt to match the existing aesthetic, and the height will only be raised by approximately 180mm.

Any new elements, such as the additional course(s) of masonry and rainwater goods, will be sourced to match the existing gritstone rubble and black metal gutters and downpipes. Again, this is to reduce any impact that the work may have on the Chapel-en-le-Frith conservation area.

Although scaffold will be installed during the programme of works, access for users will not be affected by the completed works.

Conclusion

To conclude, the proposed scheme has been put forward for approval to improve the condition of the roof, and thermal performance at the Town Hall. The Town Hall provides a vital hub and facility to the local community, and improving the condition of the roof will ensure that the Town Hall building remains a viable community facility for the years ahead.

We hope the information provided in this statement is detailed enough for the relevant planning officer to make a justified decision, and that they recognise the importance of this proposal for the community as well as the Parish Council, taking into consideration the positive influence the improved environment will have on staff and users of the building.