



DERBYSHIRE COUNTY COUNCIL

522126 - BUXTON INFANT SCHOOL

BUXTON INFANT SCHOOL, HARDWICK,
SQUARE, BUXTON, DERBYSHIRE, SK17 6QB,
FLAT ROOF RECOVERING TO ROOFS 01, 02
& 02A

JULY 2023

DESIGN AND ACCESS STATEMENT NR5

DOCUMENT CONTROL SHEET

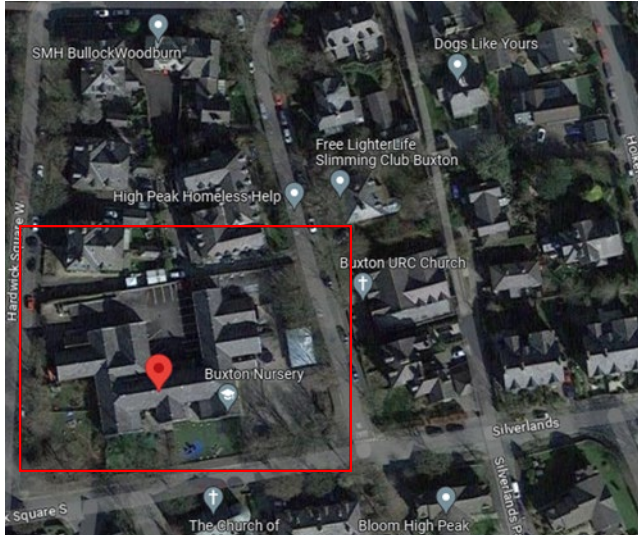
Project:	Buxton Infant School – Flat roof re-covering, window renewal and sill height alteration
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1. Location

Buxton Infant School is located on Hardwick Square, Buxton, Derbyshire, SK17 6QB, approximately less than a mile from the centre of Buxton. The school is surrounded by residential properties and is located within the boundaries of Buxton, Hardwick Conservation Area.



2. Proposal

The existing flat roofs 01,02 & 02a currently have water ponding, adding to the weight on the roof structure. These issues are most likely due to insufficient falls and defective/obstructed outlets that are in need of replacement to rectify the issues occurring. It is proposed to strip off the existing finish and replace it with a new insulated flat roof finish.

The proposal consists of re-covering the flat roof in two areas of the building and renewing window units and sill heights to accommodate cut to falls insulation, provide new fascia boards to suit cut to falls insulation. Provide new rooflights and roof vents on new raised kerb and install new powder coated aluminium rainwater goods. The flat roofs being re-covered are located to the rear of the school building. The new covering would consist of a cold applied roofing system on cut to falls insulation. The combined roof alteration covers approximately 147m². The proposal would also include the installation of new fascia boards, roof lights and roof vents and the removal and re-bedding of coping stones.

(The images below show the current state of the existing roof)



3. Details & Construction

The new roofs will consist of a new roof deck, new air and vapour control, new insulations, new waterproof underlay and a waterproof cap sheet.

Roof Deck

The new roof deck will be 18mm thick class 3 exterior graded plywood. The Plywood decking and its fixing must comply with the recommendations of Section 5.1.6 of BS 8217: 2005

Air and vapour Control

The new air and vapour control layer will be double reinforced, metal lined, self-adhesive SBS elastomeric bitumen air and vapour control layer. Fully bond to a prepared and primed substrate by means of the heat activated, self-adhesive face, applying pressure with a weighted roller. Side laps, minimum 75mm, end laps, 100mm, fully bond by heat welding with a hot-air gun and applying pressure with a seam roller. Priming of substrate must be with Langley Spray-on (synthetic rubber) Primer (bituminous primer must not be used). All heat activation and welding must be carried out with a hot-air gun.

Insulation

The insulation will be tapered Parafoam Ultra Polyisocyanurate (PIR) roof insulation board. CFC/HCFC-free with zero ODP.

Waterproof Underlay

The new waterproofing underlay will be polyester reinforced, self-adhesive SBS elastomeric bitumen membrane. Fully bond to a prepared and primed substrate by means of the heat activated self-adhesive face, applying pressure with a weighted roller. Side laps, minimum 75mm; end laps, minimum 100mm; fully bonded by heat welding with a hot-air gun and applying pressure with a steam roller. Priming of substrate (including insulation if applicable) must be with Langley Spray-on (synthetic rubber) Primer (bituminous primer must not be used). All heat activation and welding must be carried out with a hot-air gun.

Waterproofing Cap Sheets

polyester reinforced, self-adhesive, SBS elastomeric bitumen, dark grey granule faced cap sheet. Fully bond to the underlay by means of the heat activated self-adhesive face, applying pressure with a weighted roller. Side laps to suit selvedge (minimum 75mm); end laps, minimum 150mm; fully bond by heat welding with a hot-air gun and applying pressure with a seam roller. A 5-10mm bead of bitumen must be extruded from all laps. All heat activation and welding must be carried out with a hot-air gun.

4. Impact

The proposed design will have little impact on the on neighbouring properties and Conservation area as work is roofs are situated to the rear of the school and cannot be seen by the neighbouring properties. The design will be in keeping either the existing flat roof and structure.

5. Conclusion

To conclude, the proposed work will extend the life of the building in the conservation area by taking off any unnecessary weight of the roof structure due to ponding, improve the drainage on the roofs and improve the energy efficiency within the area due to the new insulation. It will also reduce maintenance costs which can then be put towards education or enhances another defective area of the school building.

I 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 school, taking into consideration the positive influence it will have on both children and staff.

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