



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

PLANNING STATEMENT & HERITAGE IMPACT ASSESSMENT

DOCUMENT CONTROL SHEET

Project:	Buxton Infant School – Flat roof re-covering, window renewal and sill height alteration
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Figure 1 Illustration showing Buxton Ifnats School within Hadfield, Derbyshire..... **Error! Bookmark not defined.**

Figure 2 Show extents of Hardwick Conservation Area **Error! Bookmark not defined.**

1. INTRODUCTION

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.

2. BACKGROUND

The site to which the proposed works are to be undertaken is:

Buxton Infant School, Hardwick, Square, Buxton, Derbyshire, SK17 6QB

The school is within a Conservation Area. The Infant School caters for children aged between 5 to 7 and is used for educational purposes located within the town of Buxton, Derbyshire being less than a mile from Buxton centre. There is school parking onsite and is staffed during term time and regular school operating hours.

Buxton is located at the South of High Peak Borough, approximately 7 miles South of Chapel-en-le-Frith. Buxton is an urban location with surrounding countryside around its boundaries. The area is linked to several communication corridors including the A6.

3. CONSTRUCTION

The school is a large Victorian building with stone walls and a complex arrangement of interconnecting pitched and hipped slate covered roofs and flat roofs.

4. SCALE & FORM

The application site is to the boundary as indicated on the plans attached to the application.

Flat roof 02 is in question is on the ground floor of the building to the rear of the property and has approx. Area of 90m², roof 02a is located over a circulation area and is approx. 39m² and roof 01 is approx. 19m². The existing roof height will increase by 150mm due to the new insulation.

5. HERITAGE ASSET

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. The main part of the school was constructed in 1800. However, the proposed area of work is on a flat roofs extensions which has been added onto the school at later date.

Although the school itself is not listed there are listed buildings within proximity Buxton House, New Inn and 9, Terrace Road all being grade II listed. These buildings share many characteristics to Buxton Infant School such as the Welsh slate roof with coped gables. The flat roof proposal is designed to extend the life of the building in the conservation area by taking off any unnecessary weight of the roof structure due to ponding, improving the drainage on the roofs and improving 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 enhance another defective area of the school building.

Buxton is located at the South of High Peak Borough, approximately 7 miles South of Chapel-en-le-Frith Buxton is an urban location with surrounding countryside around its boundaries. The area is linked to several communication corridors including the A6 which links Buxton to Manchester and Matlock. Buxton is served by Buxton railway station which was connected to the LWWR line in 1836 as part of the line extension from Whaley Bridge via Chapel en le Firth to Buxton

6. DESIGN CONSIDERATIONS

The primary design consideration is to provide a safe working environment for those students working in the below classroom. The roofs needs replacing as it is leaking due to the water ponding on the roofs 02, 02a, and 01. We have to a thicker insulation to increase the fall so that water runs off the roof efficiency.

7. DESIGN DEVELOPMENT

The project has been driven by:.

The council's Asset Management Survey that the roof is in poor condition and beyond its lifespan. Which identify the roofs are needing to be replace as the deck is beyond repair. This was indicated in a condition survey where core sample were taken to determine the roof condition. Development also driven by the need to maintain the flat roof design whilst increasing the thermal efficiency of the affected rooms.

8. SUSTAINABILITY

The propose flat roof will increase in thermal efficiency, retaining the use of rooms within the building, as there will be 15/20/25 year guarantee of the proposed roof.

9. ACCESS

Access to the site will not be altered.

10.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.

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