

Planning Statement

March 2023

Property name	Springwood Junior School (Formerly known as Hulbert School)
Property address	Springwood Ave Waterlooville Hampshire PO7 8ED
Proposed Works	Replacement of existing patent glazing and new bolts to the existing roof.

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1. Introduction

The decision to replace the existing patent glazing is due to the fact the existing patent glazing is leaking and is at the end of its design life. The existing roof leaks through the fixings and following technical advice it is proposed fill the existing fixing holes with rivets and to provide new fixing in the troughs of the aluminium sheeting adjacent to the existing fixings.

2. Existing Site

Springwood Junior School is situated in Waterlooville in south-east Hampshire . Hampshire County Council is the freehold owner of the junior school.

The school site occupies an area of 3.22 hectares, comprising a large playing field bounded by a mixture of mature and semi-mature trees and shrubs and hard play areas. Within the site there are no significant changes of level nor significant ecological features.

The school's eastern boundary is shared with Springwood Infant School and the northern and western boundaries are formed by Hurstville Road and Stakeshill Road respectively. The southern boundary is Springwood Avenue.

3. Brief

The existing patent glazing is leaking and is over 40 years old and at the end of its design life. The brief is to replace the existing patent glazing. The existing patent glazing no longer exists and it is proposed to replace the existing with a very similar patent glazing to the existing patent glazing. There is significant overheating due to the existing patent glazing. It is proposed to provide approximately 33% insulated panels in the existing patent glazing to reduce the overheating in the building. The existing roof is leaking and the existing fixings to the aluminium roof sheeting have neoprene washers which have perished due to its age. Following technical advice it is proposed fill the existing fixing holes with rivets and to provide new fixing in the troughs of the aluminium sheeting adjacent to the existing fixings

4. Design Principles

The project officer met with the Listed Building Officer Mrs Rachel McMurray on site in January 2023 to discuss the approach to the design. The project officer explained the existing patent glazing no longer exists and it is not possible to replace the existing patent glazing with the same product. The design principle to be adopted is to propose patent glazing which is as similar as possible to the existing patent glazing.

The existing building over heats and it is proposed to reduce the amount of glazing in the patent glazing to reduce the solar gain. It is proposed to provide approximately 33% insulated panels to the patent glazing to reduce the solar gain. The design principle to be adopted is to make the insulated panels a similar tonal grey colour to match the glazed sections of patent glazing to retain the original design feature of the existing patent glazing.

The design principle of the new patent glazing frame colour is to choose a polyester powder coated colour to match the existing finish on the existing patent glazing.

The existing roof leaks through the existing fixings due to the neoprene washers having perished. The design principle is make the existing roof water tight while having minimum impact on the visual appearance of the existing roof. The proposal is to provide new fixing adjacent to the existing fixings. The existing roof fixings will be removed and rivets put in to provide a water tight seal to the existing holes.

5. Design Solution

The design solution for the patent glazing proposes very similar patent glazing as the existing product but with provide improved sustainability. The new patent glazing will have an improved thermal performance enabling less energy to be consumed in the winter to heat the building. The existing building overheats due to solar gain through the existing patent glazing. It is proposed to have approximately 33% insulated panels in the patent glazing to reduce the solar gain and problems of the building over heating. The insulated panels provide sustainable solution by reducing the solar gain in the summer and reducing the heating requirement in the winter.

The patent glazing will be polyester powder coated colour to match the existing satin anodised aluminium finish. The insulated panels to the patent glazing will be a tonal grey to match the existing glazed sections of patent glazing.

The existing patent glazing product is no longer available because it would not meet the current requirements of the Building Regulations regarding the conservation of energy. The new patent glazing meets the requirements of the Building Regulations and is a more sustainable product than the existing patent glazing. The proposal of 33% of insulated panels to the existing patent glazing improves the sustainability due to reduced heating required in the winter and reducing solar gain in the summer.

Following technical advice it is not recommended to replace the existing fixings to the existing aluminium roof with new fixings with new neoprene washers to solve the current leaks in the existing roof. The problem with renewing the fixings to the existing roof is not recommended because the new fixing will not be in exactly the same position as the existing which will lead to leaks. The recommended solution to solving the leaks is to fill the existing holes with rivets to provide a water tight seal to the existing holes. New fixings to the roof are proposed adjacent to the existing fixing in the troughs of the existing aluminium sheet with new neoprene washers which will provide a water tight solution. The new fixing to the existing roof are the same fixings as the existing with new neoprene washers to match the existing.

6. Appearance

Materials chosen are to have as similar appearance as possible to the existing ones in order that the design integrity of the existing grade 2 school is maintained.

The new patent glazing is designed to match the existing patent glazing in appearance as possible. The new patent glazing is divided into 600mm wide lights to match the existing ones. The colour of the existing patent glazing will be a polyester powder coating to match the existing colour of the satin anodised aluminium finish.

The new fixing to the existing roof will be the same as the existing fixings including new neoprene washers to match the existing.

7. Pedestrian Access and Inclusion Principles

There are no alterations proposed for the pedestrian access to the school and its inclusion principles.

8. Vehicular Access and Highways

There are no alterations proposed for the vehicular access and Highways to the school.

9. Drainage

There are no alterations proposed for the drainage to the school.

10. Flood Risk Assessment

A Flood Risk Assessment is not required.

11. Environmental Protection

During the construction phase, contractor's working hours will be limited to minimise disruption to the community and to avoid unnecessary health and safety risks. The Construction phase will take place during the summer holidays and vehicles and deliveries will not take place when pupils are at school.

The contractor's site access, works area and compound will be on the hardstanding in front of the junior school away from any trees.

12. Landscape Design

There are no proposed landscape works in the project.

13. Tree Removal/ Protection

There are no proposed tree works and the construction works are away from the existing trees in the project

14. Ecology and Biodiversity

A Preliminary Ecological Appraisal is not required.

15. Sustainability

Hampshire County Council, as a responsible landowner and developer, designs all the projects it procures to comply, where possible, with best practice criteria of sustainable design.

The new patent glazing has an improved thermal performance from the existing patent glazing which will enable less energy consumption during cold weather to be consumed to keep the school warm. The new patent glazing has improved light transmission which will improve the daylight transmission through the glass into the school enabling less electric lighting being required reducing the energy consumption of the school.

The insulated panels to the patent glazing will improve the problems with the school overhaeting in the summer by reducing the solar gain which is a passive sustainable solution rather than providing comfort cooling.

16. Archaeology

Hampshire County Council's Senior Archaeologist, Thom Hayes, has been consulted with regards to this application and advises the following;

"The site lies within a wider landscape contain an archaeological potential, however, the proposed works (new patent glazing and roof fixings) will involve no below ground works and, on this basis, will not raise any archaeological concerns."

