

Planning Statement

Oaklands School
Stakes Hill Road
Waterlooville
Hampshire
PO7 7BW

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Oaklands School

Stakes Hill Road, Waterlooville, Hampshire, PO7 7BW.

Works: Replacement Windows, New Overlay Warm Roof and Overclad Treatment of Elevations

Existing School Building and Site

Oaklands Catholic School is a 'Good School' under Ofsted and applications are consistently high. The school consists of 7 different blocks, mainly separated into different subject groups. Across the campus is a diverse range of building types, styles and ages spanning from the original Palladian style 'White House' building to 1960/70's expansion classrooms to more recent additions.

Block N, or the Newman Block is one of two three storey buildings on the academy campus built circa 1970. It is concrete framed and clad with a combination of exposed aggregate concrete panels and face brickwork with continuous single glazed metal windows. The front facade has a full height concrete expression panel with inset double doors on the ground floor and windows to the upper floors.

Newman Block flanks the main playground to the East, the main external thoroughfare to the South and linked to Thomas Moore Block on the West via a covered and glazed walkway. To the North the building is accessed by a perimeter service road. Within the supporting documentation attached, the Newman Block is also referred to as Block B Building No. 002X, and contains. 14No. classrooms (mainly general, but also Food Technology), staff offices, toilets and stores, and is therefore a key teaching facility.

The building is in very poor condition with widespread penetrating dampness issues due to failed single glazed window components and associated detailing to the surrounds. And with no investment since its construction almost 50 years ago, the interior of the building is in desperate need of intervention but is hindered by the external fabric related issues that need addressing first. Consequently, the teaching environment suffers with complaints being raised about the damp issues affecting teaching and the school's academic offer.

Proposal

This planning application relates to external treatment to facades of the Newman Block building only with no internal works be carried out.

The facade treatment comprises of three main elements:

Window Replacements - The existing metal frame single glazed windows are to be removed and replaced with new double glazed aluminium frame polyester powder coated finish windows in colour dark grey. The new window glazing style now provides larger opening casements to satisfy the classroom natural ventilation requirements as required under Approved Document Part F Ventilation of the building regulations. Further more the windows will be fitted with clear solar control insulating glazing to improve comfort levels by reducing summer time overheating through solar gain and heat loss during colder periods. Also as part of the window replacements the existing exposed structural columns will receive aluminium cover pressings to match the windows to further enhance the overall appearance.

New Overlay Warm Roof - The existing flat roof mineral built-up felt covering is to be striped off and the flat roof is to receive a new insulated "Warm Roof" finished with high performance built-up mineral felt roof covering, colour: Dark grey to match existing roof. This will provide the building with a further 25 year (minimum) life use.

Facade Cladding - The building facade is to be treated with two different material treatments to break up the mass and soften the overall appearance of the building visually.

Insulated Render Cladding - Smooth finish. Trough Colour: Off-white: Is to be used over existing parapet level concrete cladding panels in addition to a visual enhancement this will also improve the thermal

properties of the building envelop and eliminate the current damp penetration and thermal cold bridging through the existing concrete panels.

The existing brickwork is to be treated with cavity wall blown insulation to improve the thermal properties of the building envelop and the brickwork to be finished with direct applied smooth finish render. Through Colour: Off-White.

Timber Vertical Cladding - Is to be used on the two bands of concrete cladding panels, the cladding system will comprise of concealed insulation boards, breather vapour membrane, timber framing and finished with decorative Western Red Cedar vertical cladding boards. Finish/Colour: Natural. As with the insulated render this will deal with current damp penetration and thermal cold bridging through the existing concrete panels.

External Mechanical plant - As part of the overcladding works it is also proposed to generally tidy up the existing external wall mounted air conditioning units on the east elevation. The proposal is to reposition these units on to the flat roof in a central position meaning that the plant would not be visible from ground level.