

## Planning - Design and Access Statement and Flood Risk Assessment



Site Address:

*John Leggott College, West Common Lane, Scunthorpe*

Date:

*10<sup>th</sup> August 2012*

### **Applicants Details**

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## **Agents Details**

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## **Description of the proposal:**

*The proposal primarily involves the replacement of a number of original steel framed/timber framed single glazed window systems with that of uPVC framed double glazed window systems with solar reflective capabilities and additional ventilation provision.*

*Additional elements to this proposal will be the replacement of existing uPVC windows with like for like and the replacement of existing timber/uPVC doors with that of Aluminium Doors which provide a much more robust element.*

*The main requirement for the replacement of these elements is based upon the principle that to provide double glazed units with better ventilation will ensure that the thermal capabilities of the overall building envelope will be improved, as will the comfort levels of the occupants within the building, the security of the ground floor elements of the structure and improved sound reduction.*

*The proposal will guarantee that the building owners will benefit as a result of less fuel costs when heating the building as well as less maintenance costs in the lifespan of the building and a decrease in vandalism, theft and vandalism.*

## **Layout:**

*The layout of the buildings on the site were originally designed to take maximum advantage of the existing light levels as well as shading capabilities for a building group of this kind, this in turn influenced the location of the existing windows which were located in a grid formation to ensure each classroom benefits as much as possible and the maximum amount of light transmission was possible.*

*The proposal aims to replicate this philosophy with a more modern and environmentally friendly window and glazing unit which will provide the original requirements but also ensure that additional benefits are also gained from the system itself, ultimately this will not affect the layout as each proposed window system will be installed within the original window openings.*

**Scale:**

*With regards to Scale the windows will not have any reflection on the existing building scale and will closely reflect the style and appearance of their former window unit.*

**Appearance:**

*The Appearance of the Proposed window units will not differ much from the window units in which they replace, the main difference will be due to the fact that the frame depth for the uPVC units are generally more pronounced than that of the metal frames, this is due to the requirement to contain a double glazing unit rather than the single element of glazing which the existing steel frames previously contain.*

*From an Aesthetic point of view the uPVC framing will be a white finish and this will match the current colour of the majority of existing window frames which are generally coated in a gloss paint also white in colour, the majority of the existing buildings on the site are recognisable due to the perimeter roof treatment of a tongue and groove style Upvc fascia treatment which also provides an aesthetic compliment to the use of a uPVC window system. Where the most recent building extensions have been added to the college buildings the type of window and door system has generally been white coloured polyester powder coated aluminium framing or Upvc and while the aluminium framing will provide a more robust and longer lasting solution to that of uPVC it is generally only restricted to new builds in this type of large replacement scenario; due to the number of existing units requiring replacement the use of Aluminium would be cost prohibitive, coupled with the fact that the majority of the windows requiring replacement are located within a central courtyard area which is not visible from any main thoroughfare and the building does not hold any architectural significance or heritage assets it was decided to use the uPVC units.*

*Where existing Doors are to be replaced it is sensible to replace them with Aluminium frames due to the fact that they can withstand more abuse to that of a uPVC door and therefore any replacement doors will be fabricated with polyester powder coated aluminium, the colour of the infill panels as shown on the drawing will match those on the existing doors in the site.*

**Landscaping:**

*This particular proposal will have no bearing on the existing landscaping provision on the site and no landscaping is factored in as part of the proposal*

### **Vehicular and Pedestrian Access:**

*Regarding Vehicular and pedestrian access this proposal will not have any bearing on access and the works will be carried out during the holiday period whereby a minimal amount of disruption will occur to any users of the site.*

### **Inclusive Access:**

*Inclusive access has already been incorporated into the building design via the installation of ramps, level threshold doorways, lifts etc.*

*This proposal will have no effect on inclusive access around the site due to the fact that the majority of proposed elements are comprised of windows, however; where proposed doors are to be installed these will meet the requirements of Document M wherever possible and will be fitted with a level threshold where necessary.*

### **Sources of Advice and Consultation:**

*Advice and consultation has been undertaken with the Facilities Manager of the Site, Information has been collated from various sources such as the Building Regulations part L and M and the British Standards BS 8213-4: 2007.*

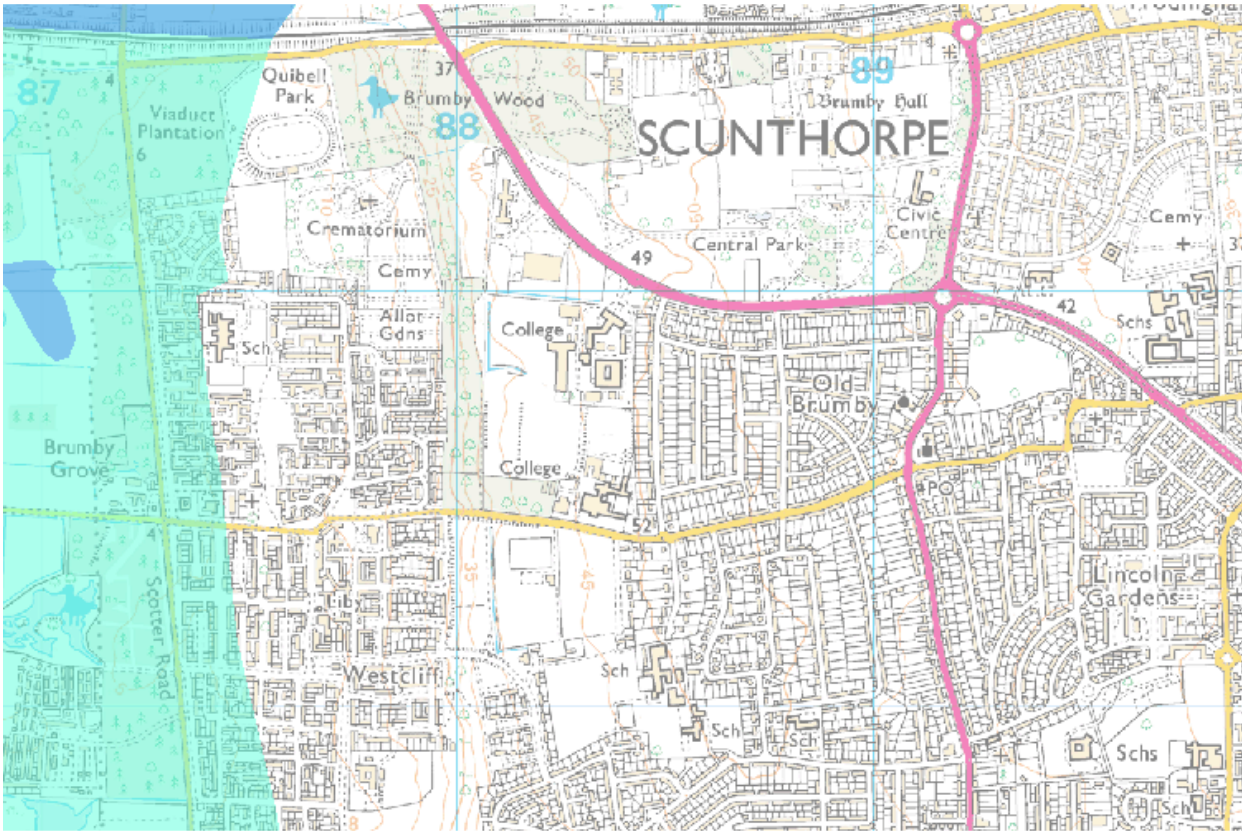
### **Nature and Impact of Environmental Constraints:**

*There are no known environmental constraints which will affect this proposal.*

### **Designing out Crime:**

*With regards to designing out crime, this proposal will ensure that the security to the building is enhanced by providing two layers of glass rather than the current single panel glazing provided, the framing of the uPVC windows is generally difficult to pry open and can come with multipoint locks which will further bolster the security capabilities; on the ground floor of the building where new windows will be specified ironmongery will be chosen which will ensure that the maximum security capability will be utilised.*

**Flood Risk Assessment:**



The flood risk plan issued by the Environment agency indicates that the building and associated site is not located within an area which is at risk of flooding from any immediate source such as local rivers or the sea

**Existing Photographs:**



**Existing Elevation Requiring Window Replacement**



**Existing Elevation Showing Existing Aluminium Door Frame**



Existing Upvc Fascia boarding to roof perimeter



Degradation of existing window surround



Previously Installed Upvc Window frames on Elevation