

**St Dominic's Catholic Primary School,
Southampton Road,
London,
NW5 4JS**

Roof Fencing and Canopy

Design & Access Statement – August 2017

Prepared by:



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1.0 Proposal overview

The School and the School's building consultant, DHP (UK) LLP, have prepared this Planning Statement. St Dominic's Catholic Primary School provides education to local children from the surrounding area in Camden.

The aim for the application is for the installation of 1m high fencing to the perimeter of the roof of the main school block and a new 6m x 6m canopy as shown on drawings 5767-2010 and -3000. The current roof only has a perimeter wall, and while this already exceeds the requirements of the building regulations in terms of protection from falling, the school would like additional protection to prevent balls and sports equipment falling over the edge.

The school would also like additional covered space to provide shade from the sun and rain to allow the school to make use of the area throughout the year – the existing canopy only covers a small area of the roof and does not allow the school to make full use of the area in times of poor weather, as the existing canopy is partially used for equipment storage.

There is no change of use involved as part of the application; the school already make use of the area, but wish to improve it in order to provide additional edge protection and shelter.

2.0 Existing Site and Buildings

The school is located on Southampton Road, with the entrances and car park at the front of the site. The roof of the building is accessed from one of two internal staircases, which provide alternative means of escape in the event of a fire.

While the existing roof space is functional and used by the school's staff and students, the school wish to have additional flexibility in its use – at present it is inappropriate for ball games, as the loss of these over the edge presents a hazard to the areas below.

The school also wish to install an additional canopy to enable better use of the area to be made when the weather is poor. This canopy would not be visible from the neighbouring highway, as it would be obscured by the existing canopy and the existing parapet walls so would not alter the appearance of the building, apart from when viewed from neighbouring properties to the rear of the school.

3.0 The Proposal

The proposed scheme involves bolting 1m high new perimeter fencing to the rear of the existing parapet walls. This will be black to match the cast iron which is in keeping with the architectural style and age of the building. Details of this fencing can be seen in drawings 5767-3000 and 'Steelway' drawing dated 24th July 2017.

The new canopy will be an 'Oxford' Style domed barrel vault. This will be securely affixed to the roof surface, and will significantly extend the school's available outside space during poor weather. For details of this, please see drawings 5767 – 2010 and Clovis Drawing 'Clovis - Oxford Barrel 6m x 6m'.

The installation of the fencing will make the school a safer place by eliminating the risk of items being lost over the edges of the building when the roof is in use. At present, the use of this area is restricted due to the fact that the both the main pedestrian entrance to site and the school's playground are below.

The installation of the fencing will not significantly alter the appearance of the building, as can be observed from the elevation drawing 5767-3000. The new fencing has been selected to complement the existing façade, and is of a simple design so as not to detract from the existing architectural features.

The proposed canopy will further enhance the utility of the roof area by providing additional shelter. The canopy will not be visible from the public highway, as it will be obscured by the existing brick arch and canopy to the front of the building, as well as the existing parapet wall.

3.1 Layout

The existing layout can be seen on the plans provided with this application. The existing roof layout will not be altered by the proposed works. The roof already has two staircases serving the roof deck and, as has been stated above, this provides all necessary emergency assess and escape. There will be no change in use as a result of the proposal, rather, the works will enhance and make safe the school's existing use of the area.

4.0 Site Access, Transport and Parking

4.1 Access

The existing access strategy for pedestrians, vehicles and emergency services will remain unaltered as a result of this scheme.

4.2 Transport

The number of pupils, teaching staff and visitors will remain the same as existing. No additional traffic will be generated as a result of this development.

4.3 Parking

There will be no change to the existing parking arrangement for the school.

4.4 Cycling

There will be no change to the existing cycle storage for the school from these works.

4.5 Site access

Site access will remain unaltered to the site.

5.0 Effect on Adjacent Residents

The proposal will have no direct effect on the local residents; none of the proposals will alter the way the building is used and there will be no increase in the current community activities that are undertaken at the school.

The appearance of the building will not alter significantly with the installation of the fencing, and the new canopy will not be visible from the public road.

During construction:-

- The contractor will be required to minimise and monitor noise levels at boundaries and keep these within the limits/recommendations of BS5228.
- The contractor will be required to keep dust and disturbance to a minimum, and will be required to monitor dust levels/provide risk assessments for operations. As the works will take place entirely on the roof, this is not anticipated to be a problem.
- The project will be planned and executed in full accordance with all relevant health and safety legislation, and in particular the latest Construction Design and Management Regulations. The safety of pupils, staff and the general public is always of paramount importance to all involved.
- Any Main Contractor considered for the project will have been stringently assessed with regards proven competency on similar construction projects.
- Any main contractor considered for the project will be required to be a member of the CIOB Considerate Constructors Scheme and comply with the Considerate Constructors Code which commits contractors to be considerate and good neighbours, as well as clean, respectful, safe, environmentally conscious, responsible and accountable.

- The construction site will be fully secured and segregated from the public.
- The contractor will be required to actively manage all site/off site construction traffic movements.

6.0 Landscaping, Trees & Flood

This project will not result in the loss of any vegetation, shrubs or trees. This proposal will not increase the existing footprint of hard landscaped surfaces and will not have any impact on the current surface water drainage arrangement. This proposal will not increase the current level of surface water run-off and all drainage systems will remain intact.