**Planning Statement & Design and Access Statement for the proposed project to complete the removal of the 1st floor water tank room and install a new flat roof**

**At**

**Southway Junior School, Southway, Burgess Hill RH15 9SU**

**May 2025**

## Summary

Southway Junior School is a thriving school based in Burgess Hill, West Sussex, with pupils in years 3-6.

The proposed project is to deconstruct the existing 1st floor level tank room at Southway Junior School and to construct a new flat roof in place of the existing tank room floor. The deconstruction works are to include removal of the tank room floor, cladded walls and roof. It is also proposed to reduce the existing chimney height down to the same height as the brickwork below the timber stud walls.

The works are required to avoid the risk of ACM deterioration. The tank tower has been redundant for many years and contains a large amount of ACM. The condition of the tower is deteriorating raising the risk of ACM deterioration.

The site does not have a listed status and does not sit within a conservation area.

## Supporting information

This statement is to be read in conjunction with supporting drawing documents as listed below;

- Site Plan
- Location Plan
- Existing Elevations Plan
- Flat Roof Specification
- Structural Roof Details
- R+D Survey

## Contact Details

School: Southway Junior School, Southway, Burgess Hill RH15 9SU

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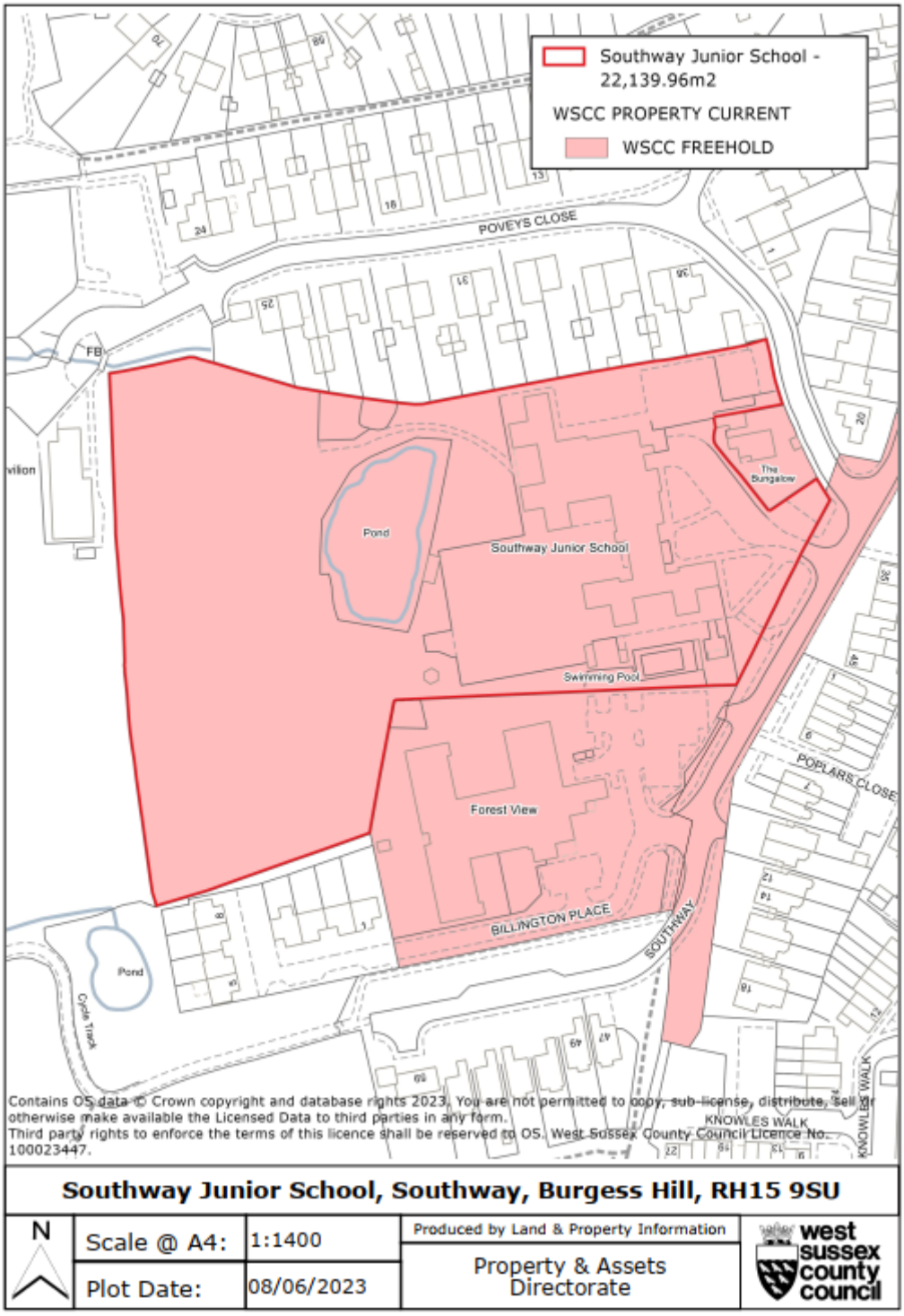
Statement complied by AtkinsRéalis (on behalf of WSCC). Kieran Cracknell. Tel: +44 7386 681 530. E-mail: kieran.cracknell@atkinsrealis.com

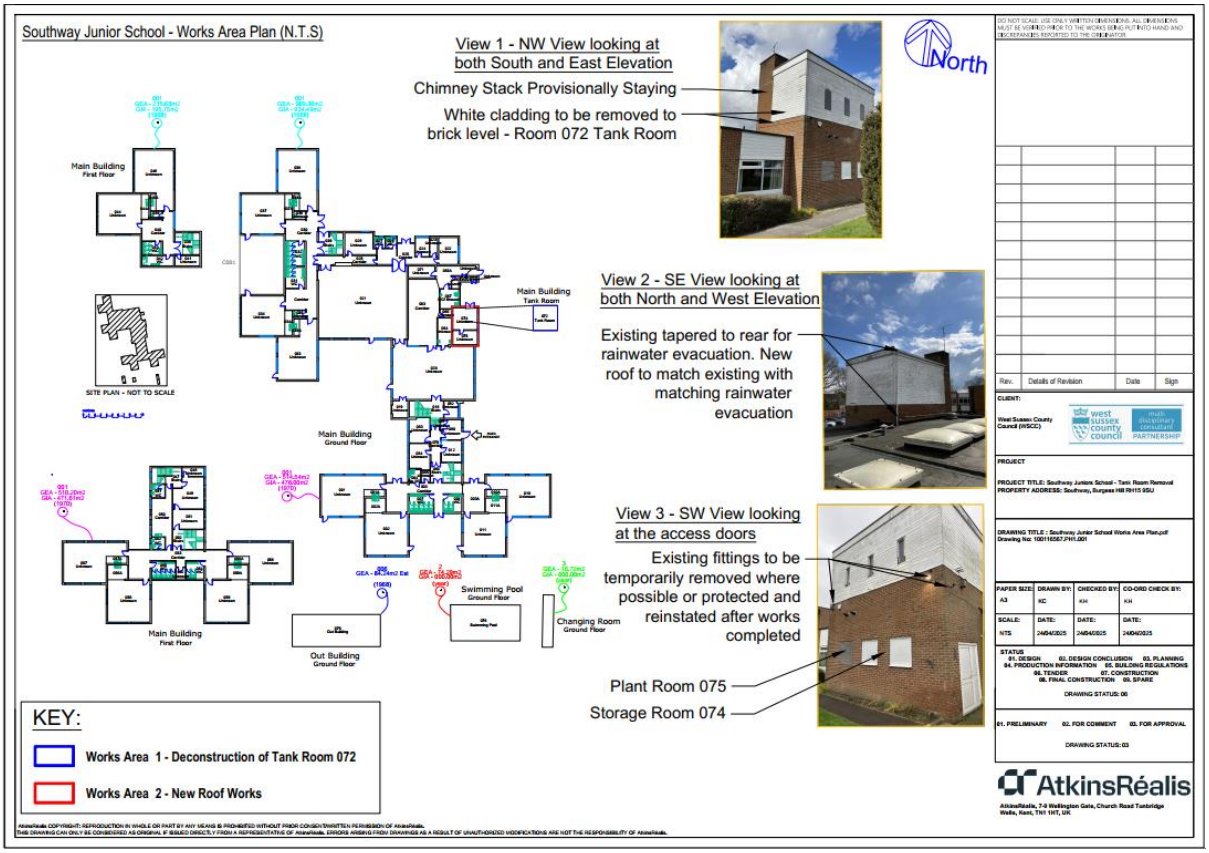
## Site Location and Surroundings

The school is located on Southway, Burgess Hill within in the residential suburbs of Burgess Hill. Please see drawing '0000509001_SouthwayJunior_SitePlan' provided with the application.



## Application Site

The proposed replacement work are due to be undertaken in the 3nr locations demarked (072, 074 & 075) on drawing 'Southway Junior School Works Area Plan' (snippet below);



## Tank Room Elevations

Photographs of the elevations and internals to the work areas are shown below and on the following pages.

Photo 1: North and East Facing Elevation

Photo 2: North and West Facing Elevation

Photo 3: South and West Facing Elevation

Photo 4: West Facing Elevation

*Internal photographs to water tank room 072, access lobby 074 and plant room 075.*

Photo 5: Internals 072 Tank Room

Photo 6: Internals 072 Tank Room

Photo 7: Internals 072 Tank Room (redundant water tanks)

Photo 8: Internals 074 access room

Photo 9: Internals 074 access room

Photo 10: Internals 075 plant room and redundant chimney stack

## Application Design

The proposed project is to deconstruct the existing 1st floor level tank room at Southway Junior School and to construct a new flat roof in place of the existing tank room floor. The deconstruction works are to include removal of the tank room floor, cladded walls and roof. It is also proposed to reduce the existing chimney height down to the same height as the brickwork below the timber stud walls.

## Deconstruction Works and Flat Roof Proposed Design

The deconstruction works are to include removal of the tank room floor, cladded walls and roof. It is also proposed to reduce the existing chimney height down to the same height as the brickwork below the timber stud walls. The new construction is to comprise a new Bauder flat roof system with roofing felt and insulation on wbp plywood boarding on new timber roof joists supported on the existing brickwork cavity walls.

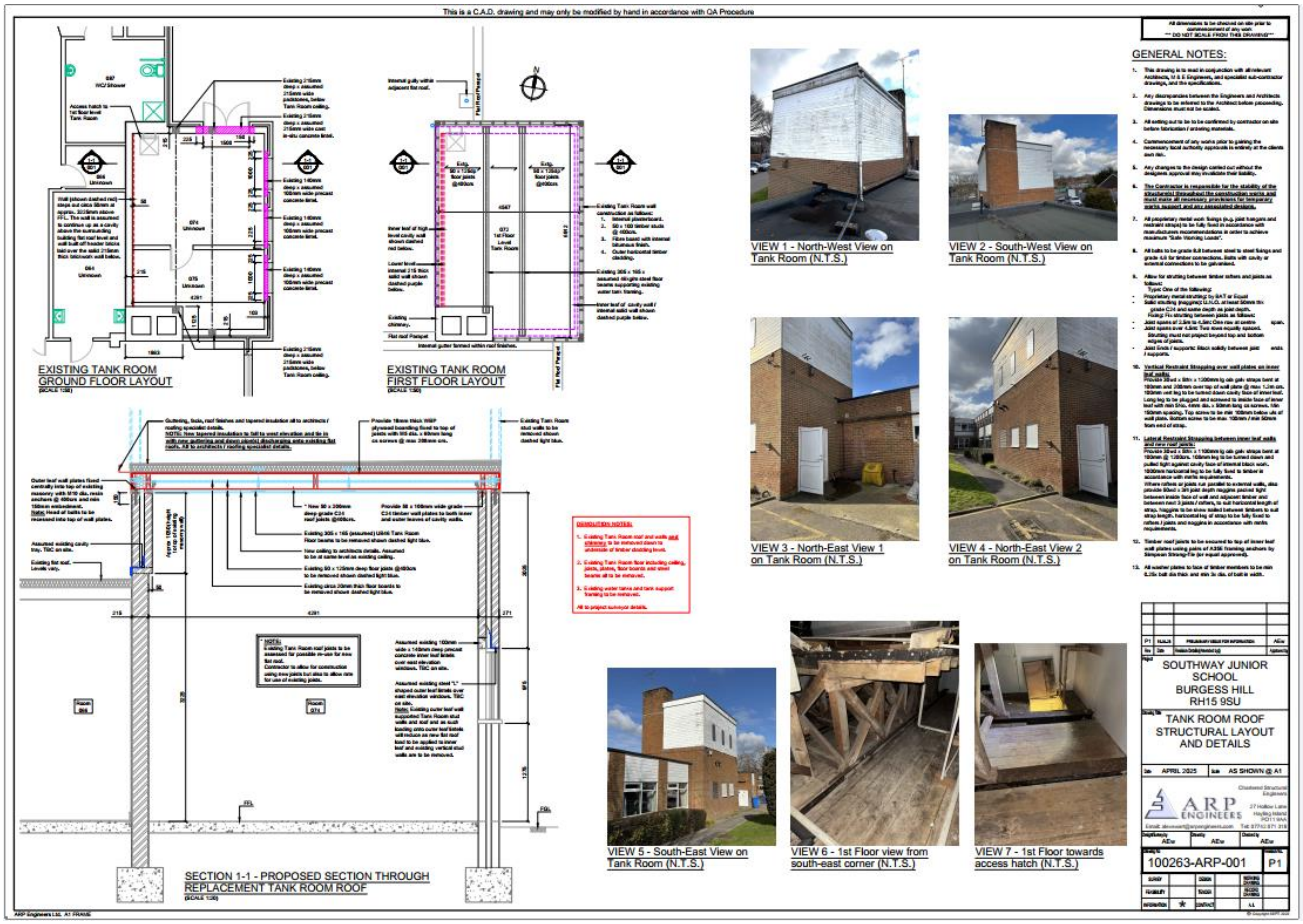
During the works to remove the flat roof coverings / structure, the asbestos containing material present in the current installation shall be removed and

disposed safely. A structural engineer has been engaged to undertake calculations for the new proposed new roof.

ARP Engineers carried out a visual structural survey on 14th march 2025 (a dry and bright day) and which was based on access internally at ground level, internally at 1st floor level and externally at flat roof level over the buildings surrounding the 1st floor level tank room. Based on the visual inspection no cracking damage was noted to the existing walls and timber structural elements.

Based on the proposed alterations leading to a reduction in wall loading onto the existing foundations and also that the existing walls were noted to be in good condition with no evidence of structural cracking or deformation, it is not considered necessary to assess or investigate the existing foundations.

Snippet of the structural details are shown below. The calculations can be read in detail and should be read in conjunction with both '100263-ARP-R001 - Southway Jnr Sch - Tank Room Roof Design' and '100263-ARP-001 P1 - Tank Room Roof Structural Layout and Details'.




The new roof is to be a Bauder roof system. Details of the works can be read in documents listed below:

- SouthwayJuniorSchoolSpec
- BauderLtd_WarmRoofBitumen_D0000-00W_203-001_PerimeterKerb-WaterCheck

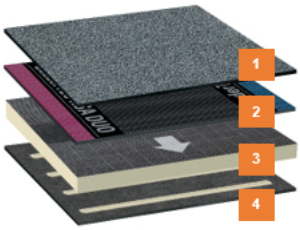
- BauderLtd_WarmRoofBitumen_D0000-00W_200-001TF_InsulatedUpstands-TypicalDetailsSheet-TorchFree_RevB
- BauderLtd_WarmRoofBitumen_D0000-00W_006-005_ExternalGutter-WeltedDrip-RevC

# SPECIFICATION SUMMARY

| | |
|---|---|
| **System** | Bauder Total Roof System |
| **Project plan** | New Build |
| **Applicable Structural decks** | New Plywood or OSB/3 Deck |
| **Roof construction** | Warm Roof |

**Reinforced bitumen membrane warm roof covering system - self adhered**

Two-layer, self-adhered, warm roof, bitumen membrane waterproofing system suitable for both new build and refurbishment applications. Option of using a root-resistant cap sheet for green roofs. Can be used in uninsulated and inverted roof scenarios. Flame free detailing for application in the vicinity of combustible construction materials.




| Product | Description | Thickness | Weight |
|---|---|---|---|
| 1 Bauder K5K Capping Sheet | Torch bonded, elastomeric bitumen capping sheet; 250g/m² spunbond polyester reinforcement. | 5.2mm | 6.5Kg/m² |
| 2 BauderTEC KSA DUO Underlayer | Self-adhesive elastomeric bituminous membrane; glass lattice reinforcement; 'DUO' lap technology. | 3.0mm | 3.5Kg/m² |
| 3 BauderPIR FA G16 Tapered Insulation | Foil faced and shaped to create effective drainage falls. | 120mm *Approx. average thickness – Thickness subject to tapered scheme design* | 4.56 Kg/m² |
| 4 BauderTEC KSD FBS Air & Vapour Control Layer | Self-adhesive elastomeric bitumen air and vapour control layer; mica finished upper surface. | 2.5mm | 2.5Kg/m² |
| **System Build up** | | **130.70mm** | **17.06Kg/m²** |

**SYSTEM OPTIONS**

| MEMBRANE COLOURS | |
|---|---|
| Charcoal grey 6.5Kg/m² | |
| Grey slate 6.0Kg/m² | |
| Brown 6.0Kg/m² | |
| PLANT E Root resistant 6.0Kg/m² | |

| INSULATIONS | BauderPIR FA-TE Flatboard | BauderPIR FA G16 Tapered | Weight Loading |
|---|---|---|---|
| THICKNESS (mm) | Approx 'U' VALUE (W/m²K) assuming concrete, metal or plywood deck | | Kg/m² |
| 120 | 0.17 | 0.17** | 4.56 |
| 130 (50+80) | 0.16 | 0.16** | 4.94 |
| 140 | 0.15 | 0.15** | 5.32 |
| 160 | 0.13 | 0.13** | 6.08 |
| 180* (60+120) | 0.12 | 0.12** | 6.84 |
| 190 (30+160) | 0.11 | 0.11** | 7.22 |

* denotes thicknesses only available for orders over 1000m²
** denotes U-value based on the average thickness

## Proposed schedule of works

The proposed schedule of works has been appended for reference refer to document named '03 Appendix C - Schedule of Works'.

## Project Timelines

The proposed project will be completed over the Summer School holidays (2025), and it is anticipated that the work will be completed within the 6 week total holiday period.

*Proposed works areas and compound location.*

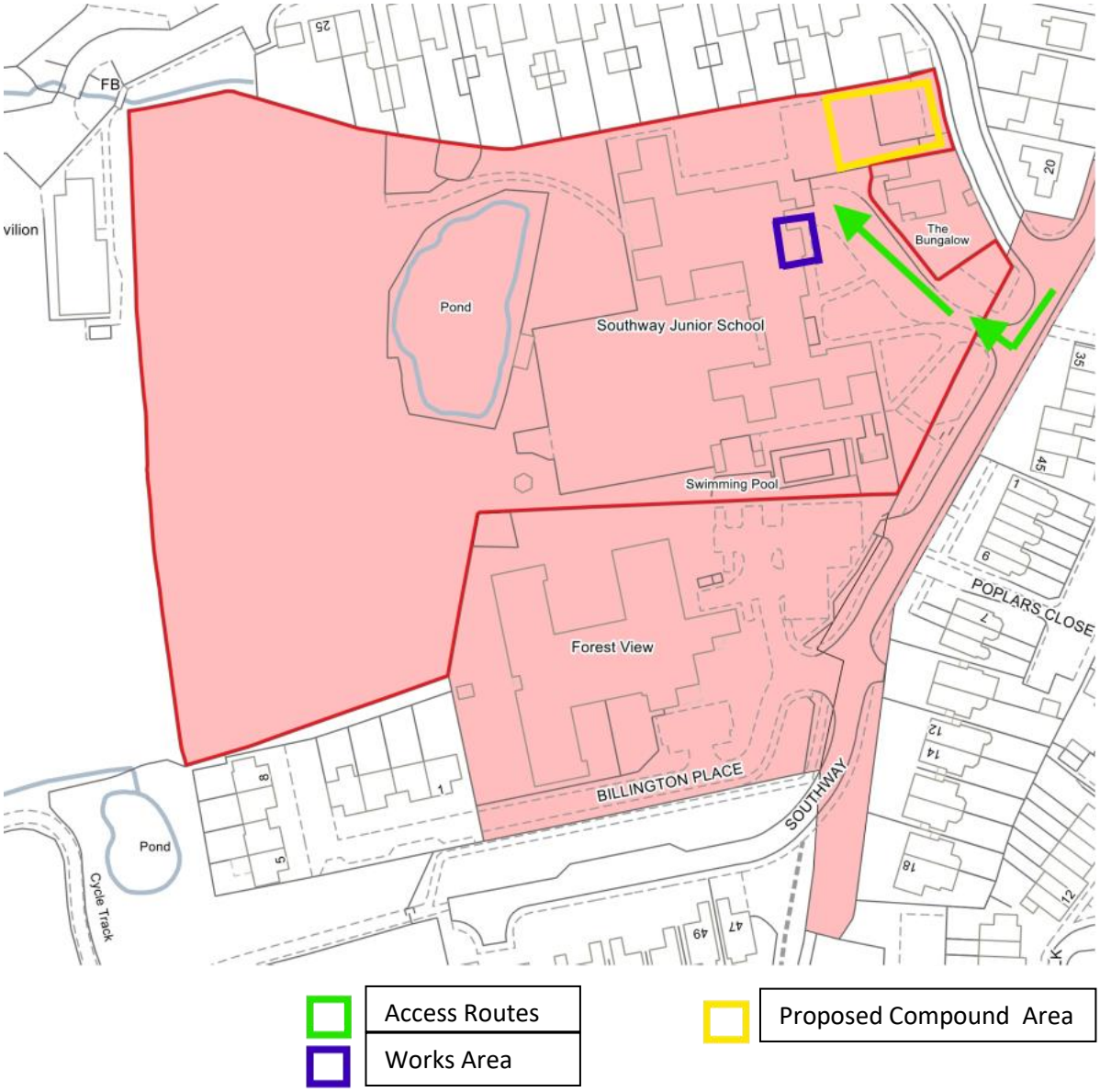
In the event the works are delayed then works in school term time with the utilisation of half term periods if appropriate will be agreed with the client and school. The works will have a dedicated H&S consultant appointed as the Principal Designer and adhere to all Construction Design Management Regulations (2015) requirements. The contractor will act as the Principal Contractor and complete works in line with CDM (2015) to include the completion of the Construction Phase Plan which will be reviewed by the H&S consultant. The CPP will be a 'live' document and updated in the event changes to programme in particular resulting in term time working are required.

## Noise Impact

There will be no additional noise impact for local residents. The amount of children using the site will remain the same, the proposed works will just provide an improved and safe environment for the children and staff to use.

## Access

Snippet from site plan shows the proposed access routes for the contractor (green arrows – Southway and Car Park), works area (blue square - Tank Room) and proposed compound area (yellow - hardstanding).




Proposed routes shown, to be managed by contractor and confirmed as part of the CDM 2015 regulations via the provision of a construction phase plan.