Dear Sirs,

On behalf of Property Asset Management, Northampton County Council, I am applying for a Non Material Amendment to the following approved planning application: 11/00059/CCD for Standens Barn Primary School, Flaxwell Court, Northampton NN39EH.

Supporting information includes Revised Elevations and 3D visuals drawings which demonstrates the amendment of the Brise Soleil.

To further assist in the assessment process please note the following statement:

For Standens Barn Primary School the approved scheme currently shows a brise soleil that is raked (following the line of the brick gable end with a supportive column on the end. However we are now proposing to remove the column and straighten up the brise soleil to be horizontal.

There are a many factors that have influenced the design to evolve into this new proposal:

1. The current scheme with raking members that followed the line of the roof is very difficult to achieve from a build-ability point of view, the gable wall is actually a parapet to the roof behind and thus the roof is lower than the top of the parapet. There is also a gutter positioned at the base of the mono pitch roof - this clashes with the raked brise soleil. To achieve the original Brise Soleil design we would need to break the line of the gutter, resulting in multiple down pipes approximately every 4m along the elevation. (see attached sketch detail indicating the build-ability issues with trying to achieve this detail).

2. Whilst the approved scheme may indicate a colour or timber material to the brise soleil, the detail of this was to be confirmed as part of the conditions. Timber is not a suitable material choice for this due to the maintenance required; the NCC/FM provider has discouraged the use of timber throughout for this reason. Therefore the additional details would always have shown a steel/grey finish for robustness.

3. The columns were omitted as they were not structurally required by the system; this also allows the space below to be free from obstacle/potential hazard on the single storey schools. Also by omitting the columns, the decision to alter the brise soleil supports to be horizontal was made as if they were cranked without a column to ground them, they look lost, and more like an add-on as the connection to create this crank would have to be outside the line of the external wall finish (cladding). Therefore by straightening the supports out, a seamless joint (hidden behind the cladding) can be achieved, thus giving a lighter feel altogether. The
cranked Brise Soleil when dropped under the gutter also starts to conflict with the view from the classrooms, and becomes intrusive. Straightening the brise soleil alleviates this.

4. Straightening the brise soleil also allows easier access for maintenance as depicted on the submitted access and maintenance strategy drawing. A cranked system would restrict the use of a mobile platform lift, by straightening it, this allows a mobile platform lift to abut the building directly and gives ease of access to the gutter for maintenance.

I think many factors have influenced the design during the course of construction that has forced it to develop into a cost effective and more practical solution that has taken on board the need to provide a good quality educational environment for the children.

I feel that this change actually fits in with the scheme and furthermore enhances it to provide a facility that will be more robust and less reliant on maintenance. And whilst your concerns over the raking of the brise soleil are noted, I think viewing this from a flat elevation is not very realistic from a person’s perspective and may heighten this change to seem more drastic than actually is. The 3D visuals however, demonstrate that the proposed brise soleil still works with approved the scheme.

I trust the above is satisfactory and if you require any further information to assist in the approval process, please do not hesitate to contact me.

Yours faithfully,

Billy Rollo

Architect

Rock Townsend

Online application via The Planning Portal