Design Statement- St James' Primary School, Clitheroe

Having reviewed the design of the project at St James' Clitheroe with my consultant structural Engineer Phil Heaton (Phil Heaton Associates) with consideration to the risk and effect of flood water, we have reached a solution to the risks and requirements highlighted by the EA.

The building will now be raised above the levels of projected flood water by means of an open brick pier system supporting a suspended beam and block floor. This eliminates the effect of the buildings footprint on the area and allows free passage of flood water beneath the building without compromising its integrity or structure. The building will now also be raised further to remove it from flood risk (or to have any effect on flood levels beneath it) and we will lower the pitch of the roof to ensure the building sits no higher than the original design. Consideration will also have to be given to the structural materials given the nature of the solution and we will discuss with Phil any specialist mortars and materials needed. However, this is now a straightforward structural engineering exercise on which we are currently working with Phil Heaton and the floor manufacturer CHC.

I have forwarded structural details to support this and a schematic plan of where the apertures will be positioned around the substructure to the building.

Having spoken to Building Control (Mathew Banks, Moss BC), he is also happy that this new solution works well in eliminating the issue of argon gas build up in this area as it offers a fully ventilated sub-space beneath the building.

In conjunction with the thorough design we have proposed for the storm water attenuation system and the calculations and drawings supporting this, I do hope we have now provided a well considered and robust solution to the issues raised by the Environment Agency and RV Planning Dept.

We are happy to forward any further reports, calculations or photographs to support that this design package is being carried through on site and Building Control have been kept informed and will be inspecting work throughout the programme.

Jamie Hall BAHons(Archit)