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Wednesday, 25 April 2018

Dear Katie,

Yew Gardens, (Phase 2 Berewood), Waterloooville – Pediment Detail to Blocks B, C and E

The approved design for the gable feature to apartment blocks B, C and E was considered too much of a risk to construct. Concerns were raised at the time of the build by Redrow Homes construction department due to the difficulty to deliver a fully water tight construction.

As a result the gable feature was changed during construction, with the curved brick detail being replaced with a straight parapet wall with gable feature above. This was constructed on Block B in early 2016 and Blocks C and E mid/late 2016.

Following your site visit to Yew Gardens on 1st July 2016 you raised concerns with the revised detail. You confirmed that it wasn't in line with the approved design (P101-106e1) and also questioned whether the construction was structurally sound due to the projection of the unsupported gable feature above the wall plate.

In response to these concerns I met with the structural engineer appointed by Redrow Homes for the Yew Gardens (Berewood, Phase 2) project, Jon Hughes of Hughes Consulting Engineering to review the structural integrity of the design.

On 25th July 2016 Jon Hughes advised that having reviewed the details the structure required additional support due to its height and recommended for 2no. restraint straps to be bolted to the back of the masonry parapet section, running through the roof and bolted back to the roof truss. Upon review by Redrow Homes Technical and Construction departments, as well as Thrive Architects, this was not deemed a suitable design as the restraint straps running

through the roof would compromise the existing building in terms of weatherproofing. This would lead to ongoing maintenance issues and potential design failure.

Further discussions were then held between all parties and it was agreed that we needed a structurally sound design solution which did not require additional structural support running through the roof. Structural calculations were provided by Hughes Consulting Engineering which advised that in order to construct a feature without additional structural support the pediment/parapet would need to be no greater than 500mm in height.

It was then agreed within Redrow that reducing the height offered the best design solution; it was structurally sound, did not compromise the roof construction and offered minimal disruption to Block B which was now occupied. This also removed any concerns over long term maintenance issues and potential design failure.

The masonry parapet section was therefore reduced to the acceptable maximum height and the additional gable feature replaced with a coping stone.

On 4th November 2016, we met at your City Offices in Winchester to discuss further. At this meeting Winchester City Council's Urban Designer suggested the preferred solution was to remove the feature detail all together and to retrospectively complete the roof and eaves to the front elevation.

At this time Block B was already occupied and Block E about to handover to Grainger Trust for occupation. Consideration was given by Redrow Homes to remove the pediment detail but the location of the central window meant the header detail would need to be removed to allow the eaves line to continue above. Redrow did not wish to retrospectively complete the eaves and roof works due to concerns with weatherproofing and potential ongoing maintenance issues.

Although not in accordance with the approved design Redrow Homes believe the design solution implemented has been reasonably justified. If you require any further evidence to support the information provided in the letter then please contact me.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'JB' with a stylized flourish extending to the right.

James Bedford

Senior Technical Coordinator