

Snell
Southleigh Park House
Eastleigh Road
Havant
PO9 2PE
23 April 2013

1. USE

The site is currently commercial use with a multitude of property of varying age & design. The site is currently occupied by the Snell corporation. The application building requiring the repairs was formerly a dairy store cold room and currently lies redundant with no proposed use.

2. AMOUNT

Listed Building consent is sought for the Dairy building. In relation to the whole site the building is minuscule. The proposed works are to return the existing building to its original format. The amount of work is a new roof with a full hipped apex. The existing fabric of the building is to remain unaltered.

3. LAYOUT

This is irrelevant to the proposal as the layout is governed by the existing building.

4. SCALE

The roof scale will remain identical to the existing structure which has had a cropped flat roof alteration. It is noted from historic aerial photographs that the original roof was apex. The proposed repair will restore the building to its original scale.

5. LANDSCAPING

The landscaping will remain unaltered and is not relevant to this proposal.

6. APPEARANCE

The existing roof has a plain tiled roof with cement ridge capping. From early photographs the roof appears to have a plain tiled roof with a bonnet tiled ridge. This proposal is to replicate the original design.

The existing masonry is to remain unaltered having a feature red stock brick toothed corners infilled with flint stone.

7.ACCESS

The existing access remains unaltered and is not relevant to this application.

Conclusion and justification.

The structure as it stands is in poor condition with a badly perished roof covering temporarily protected by a tarpaulin. Left in this condition it will rapidly deteriorate requiring further major overhauls to resurrect.

The proposal is to replace the rotten roof structure in its entirety with a new traditional cut & pitched timber roof to a design to match the original photograph. This will restore the integrity of the building and reinstate its water tight seal.

The perished plasterboard & timber lining that has been installed internally is to be removed as it serves no purpose, and by exposing the original masonry will enable the building to breath and remain in good condition.

The windows and door are to be overhauled and redecorated. This will also help to maintain the water integrity of the building.

In conclusion the justification for the replacement roof is that the existing roof structure has perished beyond repair and need replacing. To this effect the proposed replacement is to the design style of the building as it was originally built.

With out immediate remedial action the building will further perish and become a dangerous structure.