DESIGN & ACCESS STATEMENT

FOR: ***RE-ROOFING AND CLADDING WORKS***
AT: ***UNIT 21 COMMERCE WAY, LANCING BN15 8TA***

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1.0 INTRODUCTION

The proposal is to remove the existing asbestos cement corrugated sheet roof and internal lining system, together with the vertical cladding in the same material. To be replaced with new proprietary composite cladding panels, incorporating factory finished internal and external sheets, with integral insulation between. The new panels would be installed onto the current structure. The insulation depth would be to current Building Regulations requirements. New factory assembled insulated rooflights (FAIRs) would be installed. Gutters would either be lined in Raintite Fatra proprietary system, or where already in half round plastic, would be replaced.

2.0 USE

The unit in occupied by Pasante Healthcare Limited, who use it as their storage warehouse, with offices generally under the front flat roof. They will remain in occupancy.

3.0 AMOUNT

The proposal is purely to the roof, vertical cladding and gutters of the subject unit, to address their age, regular issues of maintenance, and to improve weathering and thermal performance. The structures are considered sound and not subject to works. The structural performance has been assessed by a local engineer and deemed satisfactory for the proposed new loadings. This application has been submitted because the main effect will be the appearance change to the proposed 'Goosewing Grey' colour of the external cladding and roofing panels. The existing roof lines would also change slightly, although this is thought to be a minor reduction in the amount of 15mm. However, this needs to be verified, as there is some limited variation in level to the existing structure, which may require limited 'shimming' to achieve alignment.

4.0 LAYOUT

The layout of the unit is illustrated by the drawings related to this application and is not proposed for change.

5.0 SCALE

The scales would all remain as existing, with only even very limited change where the new panels are installed.

6.0 APPEARANCE

The roof sheets would be factory finished profiled steel in standard 'Goosewing Grey'. There would be a new fascia, trims, etc installed at roof edges and ridge and these would be in either Solent Blue, or Dark Grey. The rainwater goods would be replaced/ lined as appropriate and running into the same downpipes and drainage outlets, but will not generally be seen. The roof would also no longer be 'fragile' asbestos cement sheets externally and thermal performance would be substantially improved.

7.0 LANDSCAPING / ACCESS

There would be no changes to landscaping or access.