



Livemore

INDEPENDENT CHARTERED SURVEYORS
& CONSTRUCTION CONSULTANTS

Design & Access Statement:

Removing & Replacement of Roof lights and surfaces at Gravesend Delivery Office at
144-145 Milton Road,
Gravesend,
DA12 2AA
17576: WO



Royal Mail

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1.0 Introduction

1.1 Project Background

We have been instructed on behalf of Royal Mail to gain listed building consent for the the removal of a variety of roof lights and roof lantern, and sections of roof that are within disrepair. The roof ligts and lantern will be replaced with new roof constructure using modern materials to match the same style as the existing roof.

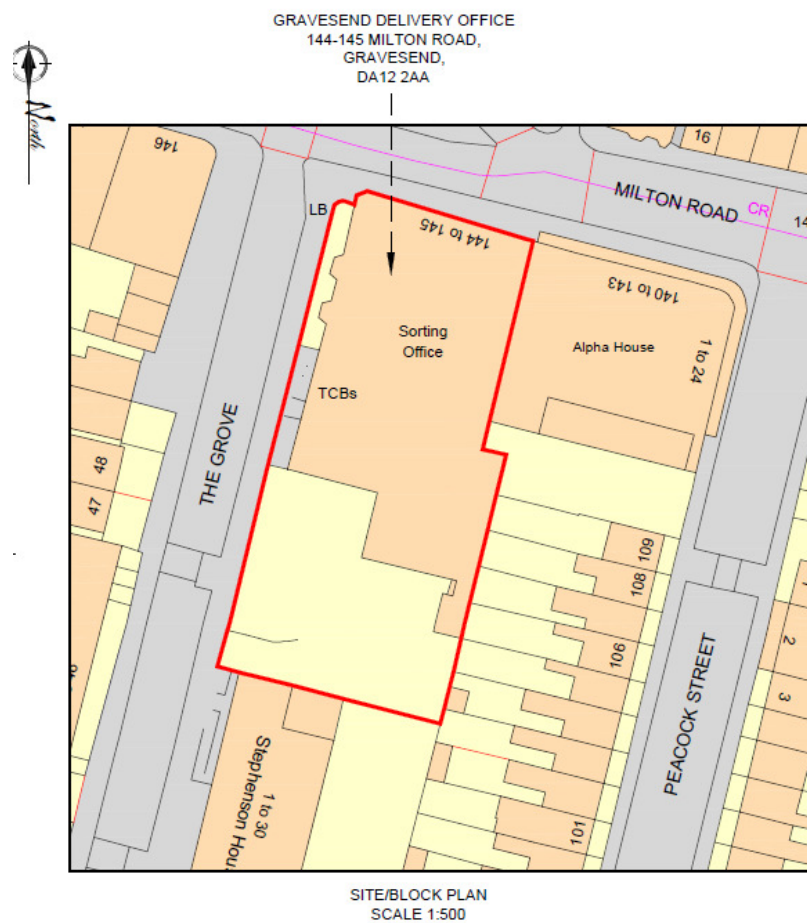
We are also to remove certain sections of flat roof coverings and to suitably re-cover them to a high waterproof standard to maintain the running use of the building, and to remove a few existing pieces of redundant plant.

2.0 Site Analysis

2.1 Site Location, Description & Existing Uses

Royal Mail Gravesend DO is located at 144-145 Milton Road on the corner of Milton Road and The Grove. It is a 3 story building to the main street facades, and 1-2 story to the rear/side with an operational parking/loading yard to the rear. The building and site is currently used by Royal Mail as a sorting and delivery office.





Easting: 565040 - Northings: 174031

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3.0 Design/Method Statement

3.1 Scope of the works

As requested by Royal Mail, a condition inspection was carried out on the roof. Following the inspection report, we have been requested by Royal Mail to put in a planning application and listed building consent to obtain permission to make alterations to the roof, fix the areas of dilapidation and replace existing roof surfaces, roof lights and roof lantern to maintain the functional use of the building.

We will meet all listed building requirements and prove the solutions suggested are in the best interests of conservation and public interest.

Roof lights and lanterns to be removed will be dismantled using hand tools and transported off site to be recycled if possible.

All works are to be kept to a minimum in an attempt to minimize any aesthetical heritage alteration and productivity reduction during operational working hours.

Please refer to attached drawings with this application for the breakdown of the areas required to be altered/maintained and how we are proposing to alter them.

The existing sloped roof lights are to be removed and the structural openings are to be in fill with construction to match the surrounding materials in sizes and depth. New felt and battens are to be installed along with new Welsh Slate to match the existing pitched roof tiles.

New modern materials are to be used to provide a high-quality product that will increase energy efficiency and minimize the environmental impact as much as possible.

3.2 Building Appearance

The buildings main appearance will not change. The North and West elevations are the main ones visible to the public and the facades as seen at street level are to be unaltered.

The changes to be made are either at 3rd storey/roof level hidden behind a parapet, or to the rear of the building (still above ground floor) and mostly out of view. Where we intend to infill the structural opening of existing roof lights and lanterns, we will match the character of the existing surrounding roof surface.

Existing decorative roof cowl and extract hood to pitched roof to remain.

4.0 Access Statement

4.1 Access to the Building and Land

The proposed works will have no effect in regard to the existing access to the property and rear yard.

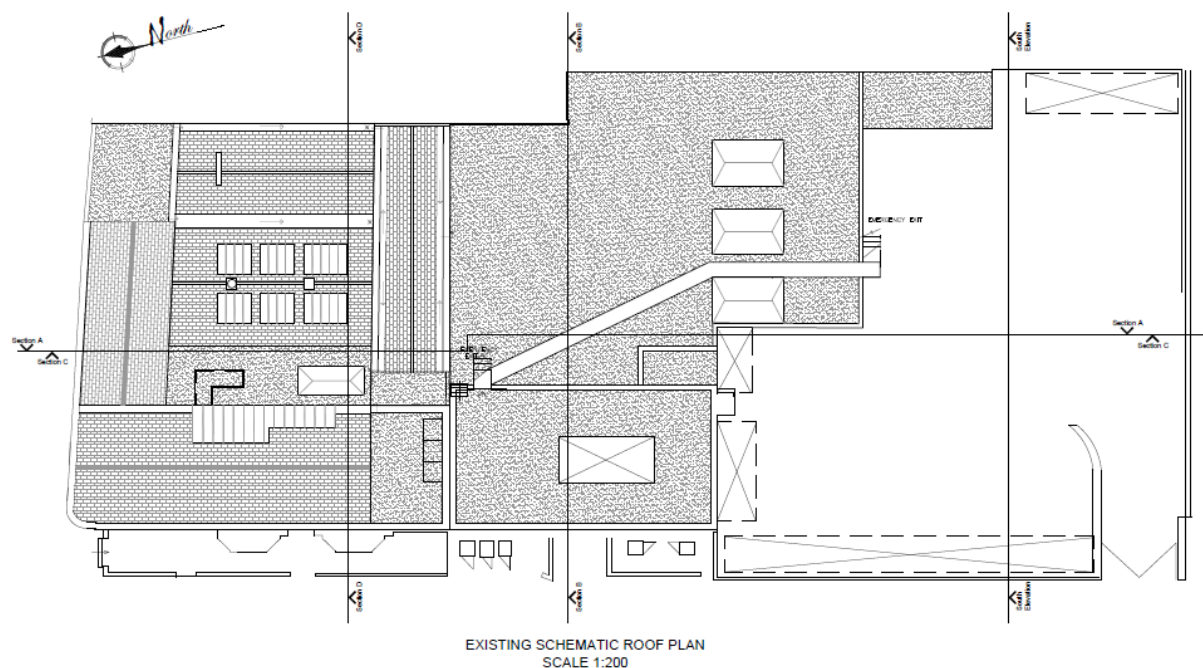


5.0 Heritage Statement

As stated above the purpose of this application is to restore the dilapidated surfaces of the roof and to remove/replace some of the roof lights and lanterns, and to infill the structural openings with modern material equivalents to make good the roof structure and make the building weathertight again. Where the existing roof coverings are to be replaced, Welsh Slate will be used on the pitched roof with either liquid or felt roof covering to the remaining areas.

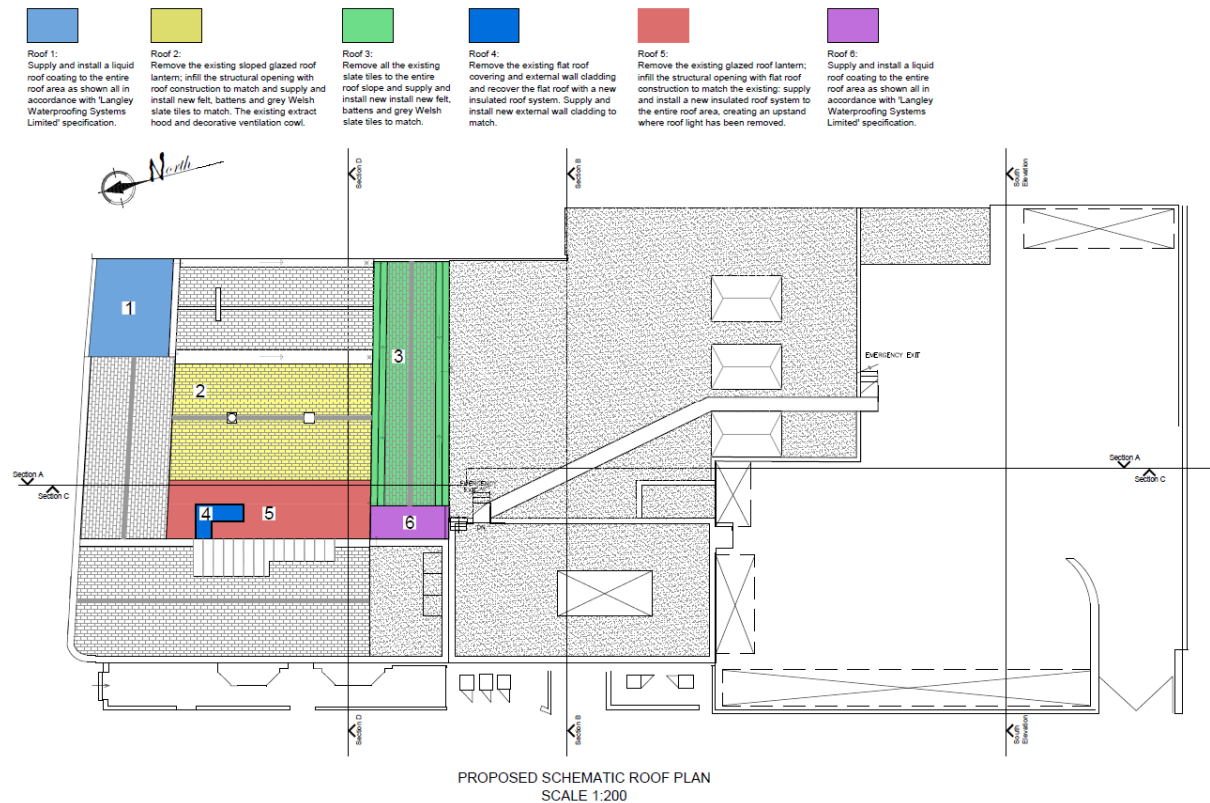
Every effort will be made to retain as much of the existing building materials as possible as well as its style and character. Most of the changes made will be barely, if at all visible from street view.

6.0 Existing Roof Plan





7.0 Proposed Roof Plan



8.0 Proposed Wels Slate

