



**DESIGN & ACCESS STATEMENT FOR PROPOSED OVER ROOFING WORKS AT UNITS C5, C8 & C9
FORD AIRFIELD INDUSTRIAL ESTATE BN18 0HY**

1.0 INTRODUCTION

The proposal is to over-clad the existing asbestos cement corrugated sheet roofs in a proprietary system for this type of application, comprising an Ash and Lacy spacer system; cladding roll insulation and modern, factory coated, profiled steel external sheets. The new system would be installed onto the current structure and has an adjustable height facility for the spacer brackets, which would allow us to meet Building Regulations thermal requirements, but would result in a slight increase in roof heights expected to be between 250-300mm. New rooflights would be installed, with the internal skin being fire rated and the external being a 'Supersafe' product.

USE

C5 is currently vacant and C8 & C9 are occupied by a single Tenant, who are supportive of the works. It is not intended that this should change further during the proposed works, but we hope to Tenant Unit C5 after.

AMOUNT

The proposal is purely to the roofs of the subject units, to bring them in line with previous over-roofing projects on the Estate and improve weathering and thermal performance. The structures are considered sound and would not be subject to works. This has been verified by basic appraisals by a structural engineer. This application has been submitted because the main effect will be that the existing roof line would be raised slightly. This amount is thought to be in the order of 250-300mm, depending upon current thermal Regulations and the insulation product performance.

LAYOUT

The units are attached and form part of a larger block. Previous units on the estate at 'B Block' have already been so treated, using the same systems.

SCALE

The scales would all remain as existing, except for the slight raise in roof height noted above.

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 to match. The appearance change would be that the units' rooflines are slightly higher, with new profiled sheets with proper weathering coating. The roofs would also no longer be 'fragile' asbestos cement externally.

LANDSCAPING/ACCESS

There would be no changes to access or landscaping.