



Planning Statement

Property name	HIWFRS Service Headquarters
Property address	Leigh Road Eastleigh SO50 9SJ
Proposed Works	Renewal of pitched roof covering to main office building

Introduction

The proposals comprise the replacement of the existing pitched roof covering to the main office building.

Site History

This site was originally constructed as a school in the 1930's and was extended during this use. Hampshire and Isle of Wight Fire and Rescue Service (HIWFRS) moved to this site in the 1970's and over time they have developed it to be not only their main office complex and site of the 999 Fire Control call room, but also became the base for their fire fighter training and vehicle servicing. In 2016 the site became a joint Headquarters when Hampshire Constabulary moved onto the site

The Site

The original school building is now the main office accommodation for HIWFRS, which is also used by Hampshire Constabulary and is formed as a pair of adjoined two storey brickwork buildings beneath a plain clay pitched roof covering. This building was extended in the early 1980's with flat roof extensions to provide additional office accommodation, including capacity for their 999 Fire Control call room.

The site also has a fleet maintenance workshop in a detached building towards the east of the site and a training area to the northern end of the site.

Design Proposals

The proposals within this application are part of an ongoing programme of works to renew the roof coverings to all areas of their office building to attend to the increasing instances of issues that are being experienced with these roof areas.

The pitched roofs to both wings of the office building are to be recovered within these proposals, commencing initially with the wing that faces Leigh Road, which will bring several benefits to the Fire Service.

- Provision of new roof covering to the existing building, which will help to ensure the weathertightness of the building into the future. The existing roof tiles appear to be at the end of the functional life with increasing levels of tile delamination and failure being experienced on site to selected elevations of the buildings.
- Provide the necessary improvements to the thermal insulation of roof areas to help to reduce heat loss from the building and contribute towards their general energy saving measures.



- Removal of existing timber and asbestos cement eaves and provision of new PVC-u fascias and soffit boards and existing cast iron rainwater goods with new PVC goods. The renewal of these items will help to maintain the appearance of this prominent building and reduce future maintenance liabilities on these elements.
- To permit the roof covering renewal the existing solar PV panels will be removed and refitted in the same configuration and extent as currently.

This proposed work also fits in with several of the main design principles within the current HIWFRS Design Guide relating to investment, which is *'To create an efficient, modern and fit for purpose estate, which supports the needs of a leading Fire and Rescue Service, or communities and our partners.'* This itself then has 5 main design principles as follows, several of which are applicable to this application.

1. Buildings which support core service
2. Buildings which enable partnership working and income generation
3. A healthy and inclusive workplace
4. Physically secure buildings by design
5. Simple, robust and sustainable buildings.

Roof Covering Specification

The existing roof structure is due to be retained in its entirety, with the renewal being limited to new roofing felt and battens beneath the new tiles.

The current tiles are plain clay tiles, which have weathered significantly over time. Due to the increasing delamination of tiles it is proposed to aid the longevity of these works that the new roof covering is to be remain as plain tiles, so the appearance of the roof covering, where not hidden by the solar panels, will be comparable to the existing, albeit that it is proposed that the new tiles will be concrete as opposed to clay. In the pre application contact regarding these works it was indicated that the new tile colour was likely to be Antique Brown from the Marley Tile range. As the indication from the Pre application advice was that the material should closely match the existing then the proposed tile colour has been reviewed further and it is now proposed to provide the new tiles in the colour 'Natural Red' which was considered to be the closest and help to minimise the visual impact of the new roof covering.

Enclosed below is a photo taken on the existing roof, which has three possible tiles laid over it. From left to right these were Antique Brown, Dark Brown and Natural Red tiles. The right tile being the one felt to be the closest match.



The current roofs have a mixture of timber and asbestos cement used to form the eaves and their proposed replacement with PVC elements will remove from the building more asbestos containing elements, but also help to improve the appearance of the building.

The existing rainwater goods are all cast iron and there is evidence of multiple leaks and deterioration of these elements, which could be attended to with the provision of new PVC rainwater goods. The new gutters would also be supplied with increased capacity over the current guttering system.

Sustainability

Though this project will be renewing several elements to the building the main benefit will be the associated increase in roof insulation which should result in a reduction in energy consumption to the buildings.

Ecology

Associated with previous works to this site emergence surveys were undertaken to establish if the site is used by bats. The indication at the time was that the arrangement of the building and location within an urban location combined with the level of artificial street lighting resulted in no evidence of the building being used by bats.

With this project now looking at the removal and renewal of the roof covering it was considered that further emergence surveys would be necessary due to the potential for bats to use the gaps that exist between tiles, where fractured and delaminating. This survey work has been arranged and provisionally expected for the first survey to be undertaken in early May, with further surveys dependant of the outcome of this initial visit.

Trees

There are some trees located around the site as well as on the adjacent sites. It is not expected that any of these trees would be affected by the proposals.

Drainage

While rainwater goods to the building are due to be renewed they are all to discharge into the current gullies, etc on site with no additional below ground drainage provision considered necessary.

Traffic and Transport

There is no expected impact to traffic or transport and these works will not result in any additional site capacity that could affect local traffic.

Access Statement

Please refer to the separate Design and Access Statement which forms part of this application.

External Lighting

There is no planned alteration to the external lighting provision during these works.

Community Involvement

n/a

Archaeology

n/a

END
