

DESIGN & ACCESS STATEMENT

Re-righting of the right hand column to the front portico and replacement/recovering of the roof structure



Reference: SS-26-14845

Risk Address:

9 Greyladies, School Road, Bursledon, Nr Southampton, SO31 8BX

Design and Access Statement

Design Principles and Concepts

1/ General

The proposed works comprise of the partial stabilisation of the front portico structure to allow for the re-righting of the right hand column which has tipped away from the structure by approximately 45mm.

The roof timbers are expected to be in a poor state of repair, and as such it is proposed that the main structural roof timbers are to be replaced and new felt finish installed, thereby allowing for the structural pin to the column to be locked back into position.

The structure has suffered from a combination of clay shrinkage related subsidence exacerbated by nearby vegetation in the form of the adjacent beech hedge, localised leakage from underlying drainage, not helped by the structural pin lacking lateral restraint at roof level.

The property is Grade II listed.

2/ Scale

The development consists of the works of an existing structure.

The aim is to take a minimal intervention approach thereby jacking the column back into position and locking it back in place. As such, the disturbance of the historic fabric is minimised as much as is possible.

As the works are being undertaken under an insurance claim + given its listed nature, the intention is to ensure the superstructure appearance and size is unaffected by the proposed works.

3/ Layout

The layout will remain unchanged by the works.

4/ Landscaping and Appearance

The appearance will remain unchanged by the repair works.

All existing hard standings, grassland and vegetation will remain.

Any disturbed ground surfaces where adjacent to the structure will be locally reinstated to match existing.

No additional services are required as the building will utilise the existing services to and from the site. Due to the structure already existing, there will be no greater impact on the existing infrastructure or services.

6/ Access Statement

There will be no alterations to the access to and from the Building; all existing access routes will be retained such that it will be no worse than the existing upon completion of the works.

7/ Photographs (taken 2026)



Front right hand corner of the main property showing the portico (taken by drone on 18.06.26)



Photograph taken from the front left of the portico structure (photo taken 06.01.26).



Photograph taken of front elevation of portico allowing for the 2 columns to be compared (taken 06.01.26)



Looking down at the portico's floor – no gapping where the structure meets the front wall of the main building or to the side privacy brick wall thereby confirming that the dropping of the floor slab is historic (taken 05.06.26)



Water staining to the underside of the ceiling – roof finish is starting to perish suggesting it is at the end of its useful life and as such, needs replacement (taken 05.06.26)



Perished felting roof to canopy over portico – roof covering needs replacing (taken 05.06.26)



Front of the property from the road (taken 05.06.26)