

Design and Access Statement

Your ref: 23/03265/FUL

LBC application nr: PP-12533527



Date: 01 November 2023

Subject: Urgent extension roof repair – 1 Grosvenor Place, Chester, CH1 2DE

Purchase of the property

The process of buying the property took 6 months. As the property was visibly in a state of neglect, we called for several (specialist) surveys to be done to fully understand the condition of the building and the severity of the issues identified that would need remediation. The ISVH survey showed multiple serious defects/issues requiring immediate attention of which the general condition of the single-story extension and the leaking roof were classed high priority and primary concern.

Despite the repair and decoration projects ahead we decided to take on the challenge and continue with the purchase. We became owners of the property on July 10th, 2023. Cavendish Chester acted as the selling agent.

Decision to buy

The decision to purchase the property is principally based on our appreciation and interest for the Victorian style of the house and its history. Our true intention is to fully repair and restore the property to the original condition it once had, applying good quality standards, all while keeping/safeguarding the few original features still present in the property. The ultimate objective is to create a safe and comfortable living space for occupation.

Repair needs identified

The ISVH report indicates that the property needs significant/important investments to remediate important defects and bring it back to an acceptable standard that will allow safe and comfortable use of the property as well as the preservation of the Grade 2 listed property.

Major items needing attention: Extension and roof, Rising and penetrating damp in walls, Guttering, Windows, Insulation and Floors.

Extension roof repair - priority

The extension and roof are dilapidated after years of neglect by the previous owners.

The general state of the extension roof is categorized a high priority due to rainwater leaking into the property living space, roof insulation and walls. The water ingress and humidity are causing serious decay of the bricked walls, mortar and plaster which have started to crumble. As this process has been going on for quite some time the damage caused to the walls and roof structure is therefore already substantial. In addition, the major water and humidity/damp issues are a health hazard and a danger to electric fixings making the property less suitable for occupation.

This application concerns the repair of the existing object and structure. It is not an addition to the current property features. Urgent extension roof repair is needed to prevent further decay of the listed property structure and to restore safety and living comfort.

Extension roof description

The small single story extension roof is single edged and measures 1.80 m in width by 2.80 m in length. The roof has a very low pitch/angle of 9° and is covered with grey concrete tiles. The roof contains no windows, vents, or other evacuation openings. The roof has no drip edges or eaves and is not fully covering or overhanging the extension walls.

Causes of roof leakage

The following roofing companies have been consulted for advice about the roof issues and the best repair option:

- JH Roofing Solutions Chester
- HIP Roofing Chester
- JC Roofing Services Chester
- AG Roofing Services Winsford
- Mike Fitzpatrick & Son Roofing Chester

After roof assessment the roofing companies all conclude that the roof is leaking for several reasons:

- The actual roof pitch/angle is too low (9°) for proper water drainage causing significant capillary action (water creeping up between the tiles) and permanent water presence between the tiles. The capillary action is the major cause of the roof leakage and tile decay and is also the cause for excessive moss growth between the tiles.
- The roof has no eaves or drip edges (not coming over the gables/extension walls) causing rainwater to continuously flow into the top and upper parts of the walls.
- Many broken, porous, and waterlogged concrete tiles.
- Waving and dipping rows of tiles causing poor overlaps.
- The dilapidated condition of the roof in general.

Roof repair proposal

To repair the roof according to current building regulations and good building practices all roofing companies mentioned above propose the following:

- Renew the roof by replacing the concrete tiles with Welsh slate tiles.
- Slightly raise the current roof pitch from 9' to 15-17.5' to achieve the absolute minimum angle required for slate tiles to avoid capillary action and to guarantee no water ingress. The raised roof pitch will still be lower than the single-story roofs of the surrounding buildings.
- Create small 2 inch eaves to avoid rainwater ingress in the top of the extension walls.
- Where some brickwork will be needed to fill wall gaps, reclaimed bricks will be used, in keeping with the main house and the surrounding properties.

Why Welsh slate tiles?

- Welsh slate tiles allow a lower roof pitch than concrete tiles. To avoid capillary action, current building regulations stipulate that concrete tiles, due to their thickness, shape, and angle when in position, would require a higher roof pitch/angle than slate which we do not prefer. In addition, new concrete tiles would not be in keeping with the main roof of the property and the roofs of the surrounding properties.
- Welsh slate will be perfectly in keeping with the main roof of the property and the roofs of all surrounding properties. We believe that the extension roof should have been slated when it was first built.

It is worth mentioning that, to avoid possible claims and bad reviews, none of the roofing companies would accept the roof repair works if the current building regulations would not be respected and waterproofing could not be guaranteed. We have therefore requested quotes for the repair proposal as described above using Welsh slate.

For further information about repair materials to be used please refer to 'JH Roofing Solutions Chester – Quote Roof' and 'JH Roofing Solutions – Roof Works Description' in the files attached.

Access

The extension with roof is situated within the private and boundary walled property courtyard, only partially visible from the public road and not accessible to the public. The extension with roof is no object to negotiate for the public and is no obstruction to public circulation. The extension and roof are of no influence on the public experience and perception of Grosvenor Place or Bunce Street.

Final Notes

The urgency of our request for roof repair consent lays in the fact that the roof needs immediate repair to stop further water damage to the property especially with view on the winter season ahead. We hope that this document and the attachments provide the details required and that our file is now complete for validation. Please inform us of any other detail required.

The problems with the extension roof were initially identified by the ISVA home surveyor during the purchase process of the property in June this year. We have attached an extraction of this report regarding the condition of the extension and roof for your information.

We would like to thank you again for your support and comments. Your consent would be highly appreciated.

With best regards



Attachments:

- Property Plans
- Photos of the actual roof (Previously sent to Dr James Dixon, Built Environment Officer, Cheshire West & Chester Council)
- ISVH home survey report - extraction
- JH Roofing Solutions Chester – Quote Roof (Repair quote with works and materials description from the roofing company we have selected for the extension roof repair)
- JH Roofing Solutions Chester – Roof Works Description (Method statement of work)