

DESIGN AMENDMENT STATEMENT

Applicant: Holbeach Parish Council

Project: Replacement roof, alterations and extension plus external landscaping at The Tigers Bar & Social Club, Park Road, Holbeach, Spalding, Lincs, PE12 7EE.

Ref: 011502

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INTRODUCTION

This planning application is for an amendment to the roof design including associated materials.

ROOF FORM & MATERIALS

The existing roof of the building is predominantly flat with a low pitched roof area over the remainder. The entire roof is covered with built-up felt roofing which has come to the end of its effective life.

The original planning application (H09-1020-15) proposed a small extension at the front and a new pitched roof over the entire building of standing seam zinc (including standing seam zinc vertical cladding to the gables).

An application had been submitted for grant funding which would have contributed to the cost of the proposed works. Unfortunately this grant application was unsuccessful which has now left a funding deficit.

It should also be noted that the existing building is a timber frame structure. It is proposed to enhance the structure internally with additional load-bearing timber studwork support. This method of construction benefits from a lightweight roof covering.

It is, therefore, proposed to maintain the existing flat roof appearance over the toilet area and to provide a flat roof over the new entrance lobby extension. The remainder of the roof will have a pitched roof as per the original planning application. All roofs will be covered with a single ply membrane system.

The single ply membrane system will be in a grey colour with standing seam effect projecting strips. This will replicate the appearance of a standing seam zinc roof but with cost and weight savings. It is a tried and tested method and is extremely convincing visually (see the image below).

It is also proposed to replace the gable wall zinc cladding with a upvc horizontal board cladding system which replicates white painted timber whilst maintaining the grain of wood (see the image below)



*Single ply membrane roof with standing seam (grey)
(e.g. Sarnafil or similar)*



*Horizontal timber effect cladding (white)
(e.g. MarleyEternit Cedral Click or similar)*

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