



As part of the roof survey prepared by OBI, detailed consideration into the various options for roof covering was given. A summary of our findings is detailed below:

Option 1: Natural Slate

Option 2: Man Made Slate

Option 3: Cement Tiles

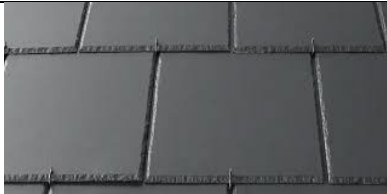
Option 4: Roman Double

Option 5: Corrugated metal cladding.

Option 6: Zinc

Option 7: Asphalt Shingles

Option 8: Lead

Option	Description / Aesthetics	Example Image	Durability / Longevity	Structure	Heritage (Stephen Levrant Heritage Architecture LTD)
No.1	We understand that the roof was originally covered using natural slates. Therefore, this would have been the preferred option. Natural slates are thick and heavy and consideration was given to how this would affect the roof if they were installed. We believe installing slates would be the preferred option from an architectural / heritage view.		The roof covering would circa 100 years provided it is maintained.	The Tier structural report confirms natural slate roof covering would overload the roof and damage the property.	This option would restore the roof back to its original appearance, and would result in a high beneficial impact.
No.2	Man made slates are currently installed to the building. The existing are heavily weathered and contain asbestos. The new slates are light weight, durable tiles which will		The roof covering would last circa 50 years provided it is adequately maintained.	As the man made tiles are light weight, they can be installed to the roof without risk of any structural issues.	The existing tiles fitted with listed building consent in the 1980s are inappropriate for the date and style of the listed building. Replacing these with a modern equivalent would result in a neutral impact.

Option	Description / Aesthetics	Example Image	Durability / Longevity	Structure	Heritage (Stephen Levrant Heritage Architecture LTD)
	provide the closest possible match to those installed originally to the property. We believe these will be the best proposal for the building.				
No.3	Cement tiles come in various shapes and sizes however they are thicker and heavier than man made slate. Installing cement tiles would significantly alter the current appearance and build up of the roof.		The roof covering would last circa 50-60 years provided it is adequately maintained.	The Tier structural report confirms that a cement tile roof covering would overload the roof and damage the property.	This option using inappropriate materials/appearance would result in an adverse impact.
No.4	Roman doubles can be made from either clay or cement. Both of these would significantly alter the appearance of the roof.		The roof covering would last circa 50-60 years provided it is adequately maintained.	The Tier structural report confirms that a cement tile roof covering would overload the roof and	This option uses inappropriate materials that are inappropriate for the date and style of the listed building and would result in an adverse impact.

Option	Description / Aesthetics	Example Image	Durability / Longevity	Structure	Heritage (Stephen Levrant Heritage Architecture LTD)
				damage the property.	
No.5	Metal cladding panels have been installed at Upper Campfield. Aesthetically, they are not in keeping with the rest of the building and they are not typically installed to commercial office buildings. This would cause noise issues internally during heavy rain and significant insulation may be required internally to mitigate this nuisance.		The roof covering would last between 40 – 70 years provided it has been adequately maintained.	Metal cladding panels are relatively light weight and therefore could be installed to the roof. However, this would alter the build up of the roof as insulation would be installed within the panels. It would also mean that the internal tongue and groove paneling would be removed which although not original we believe	This option uses inappropriate materials that are inappropriate for the date and style of the listed building and would result in an adverse impact.

Option	Description / Aesthetics	Example Image	Durability / Longevity	Structure	Heritage (Stephen Levrant Heritage Architecture LTD)
				is a nice feature which should be retained.	
No.6	Zinc cladding is a modern material which has become more common in recent years. It is hard wearing but requires substantial preparation works including replacement of insulation which would significantly alter the build up and appearance of the roof.		The roof covering can last in excess of 100 years provided it is maintained.	The roof covering itself is relatively low in weight. However, the fixings and substrate required to install a zinc roof would overload the roof.	This option uses inappropriate materials that are inappropriate for the date and style of the listed building and would result in an adverse impact.
No.7	Asphalt shingles are a cost-effective solution to replace the roof. However, an underlay board would have to be installed to the existing rafters for the shingles to be fixed to.		The roof covering would last up to 25 years before needing to be replaced.	Light weight therefore would not cause any issues to the existing structure. However, the product itself is not suitable for such a large	This option uses inappropriate materials that are inappropriate for the date and style of the listed building and would result in an adverse impact.

Option	Description / Aesthetics	Example Image	Durability / Longevity	Structure	Heritage (Stephen Levrant Heritage Architecture LTD)
	This is not a suitable solution for a commercial building and this would not be recommended for installation as these are typically used in a domestic environment.			commercial building.	
No.8	Like zinc, lead is very hard wearing. However, to cover the roof in lead would not be feasible due to size of the building. In addition, it would completely change the appearance of the building.		A lead roof will last circa 200 years with very little change in performance.	Not feasible as the weight would significantly overload the roof.	This option uses inappropriate materials that are inappropriate for the date and style of the listed building and would result in an adverse impact.

Lower Campfield – Roof Replacement

OBI

Photograph of Option 2, preferred tiles.

