DESIGN/PROPOSAL STATEMENT

for

ROOF RE-COVERING WORKS

at

CLIFF FARMHOUSE, THE STREET, ALL CANNINGS, WILTS SN10 3NY

on behalf of

F.N. HUES & SONS LTD

1.0 INTRODUCTION

1.1 This Listed Building Application is for replacement of existing stone roof tiles with clay plain tiles/natural slates at Cliff Farmhouse, The Street, All Cannings in accordance with SJL drawing no. D-765-23-1.

1.2 The property is a two-storey Grade II Listed period farmhouse (Historic England Reference 1033783) which dates back to the 16th/17th Centuries with 19th Century extensions and alterations.

1.3 The property was substantially rebuilt following a fire circa 1900 when, it is assumed, the original thatched roof slopes were replaced with stone tiles believed to have been supplied from a Cotswold quarry.

1.4 Cliff Farmhouse is the principal building on Cliff Farm which has been run as a working farm by the Hues family since 1936. The farmhouse is occupied by a member of the family and also used as the principal farm office.

1.5 The farm has provided local employment for many years and also tenanted accommodation for local residents.

1.6 The Applicants would like to fully renovate and modernize the farmhouse but the cost of re-covering the main roof with similar stone tiles is proving to be prohibitive and is preventing the required repairs/refurbishment works which are necessary to put the property into good order.

2.0 CONDITION REPORT

2.1 A building survey report on the condition of the existing roof covering and recommendations for its future replacement has been prepared by Stephen J. Linard FRICS Chartered Building Surveyor. A copy of the report dated 17th February 2023 is attached herewith for consideration with this application.

3.0 HERITAGE CONSIDERATIONS

3.1 A Heritage Statement dated June 2023 has been prepared by Elaine Milton Heritage and Planning Ltd which is attached herewith for consideration with this application.

3.2 The Heritage Report concludes that "the proposals would follow the guidance contained within the Historic England Advice Note HEAN2 and would " cause less than substantial harm" under the terms of the NPPF".

4.0 CONCLUSION

4.1 The proposed replacement of the existing stone tiled roof covering with handmade clay plain tiles/natural slates will not be detrimental to the property and would be in keeping with other properties in the surrounding area.

4.2 The proposed re-covering will not have any significant detrimental effect on the architectural or historical importance of the property.

4.3 The proposed works will be cost effective and allow the Applicants sufficient funds to repair/refurbish other areas of the building and thereby preserve its long term future.

Statement prepared by …….. **Stephen J. Linard FRICS**

Dated – July 2023

Appendices

1. SJL Roof plan no. D-765-23-1;
2. SJL building survey report - dated 17th February 2023;
3. Heritage Statement prepared by Elaine Milton Heritage and Planning Ltd - dated June 2023;
4. Photographs of Cliff Farmhouse taken February 2023.