DESIGN AND ACCESS STATEMENT

FOR

REMOVAL OF ADDED MODERN HORIZONTAL CEILING AND LIKE FOR LIKE REPLACEMENT OF C20 ROOF STRUCTURE ON THE GABLE END SINGLE-STOREY LEAN-TO EXTENSION OF THE GRADE II LISTED BUILDING

AT

26 THEOBALDS GREEN, CALSTONE, WILTSHIRE, SN11 8QE

3808-D&A

22.09.23. – ISSUED PRELIMINARY FOR CLIENT'S COMMENT
10.10.23.- ISSUED FOR LISTED BUILDING CONSENT ONLY

Mark Langdon Jones and Rebecca Francesca Lynn Robinson

INTRODUCTION

Mark L. Jones and Rebecca F. L. Robinson have appointed Mark Lovell Design Engineers to prepare all necessary documents and submit an Application for Listed Building Consent for the like for like replacement of the roof structure to the single storey lean-to extension of their Grade II Listed Building at 26 Theobolds Green, Calstone, Wiltshire, SN10 8QE.

The roof structure covers a single storey lean-to extension which, it is believed, was constructed around the mid 20th century. The existing mono pitched roof is in degraded structural condition, and the interior space visually suffers from having a low ceiling height, when compared to the floor plan of the room.

SIGNIFICANCE OF THE BUILDING, BACKGROUND and EXISTING SITUATION

26 Theobalds Green is a Grade II Listed Building of medium Significance, listed under Historic England List Entry No. 1239938. The Listing describes it as:

"Nos 25 and 26 II Row of three cottages, now two. C17, rubble stone rendered to No 26, with thatched half-hipped roof, west end and ridge stacks. One and a half storeys. No 25, formerly 2 cottages, has door and casement pair to right, door and triple casement to left with casement pair under eyebrow above. East end wall has casement pair to both floors. Both doors in similar rendered porches with flat stone slab roofs. No 26, to left, has ground floor triple casement- and door, casement pair under eyebrow above. Lean-to on west end wall. Centre cottage, part of No 25, has large timber-lintel fireplace and spine beam with bar stops."

MLDE have visited the property to carry out a visual structural survey in order to establish current condition of the lean to roof elements. We would summarise the existing condition of the relevant elements as follows:

The roof structure consists of timber jack rafters which span directly between the perimeter, rendered mid 20th century blockwork and a vertical timber plate member set against the face of the outside wall of the original 17th century cottage gable. The material condition and fixings of this pole plate member to the 17th century cottage are poor and no longer serviceable. Within the last twenty years, this pole plate member has been supplemented by short vertical timber members which prop the pole plate onto the render edge below. The soundness/condition of this end bearing is poor and needs to be improved if any works take place to the roof structure.

An inappropriate non-breathable modern roofing felt is clearly visible over the jack rafters, indicating that the clay roof tiles and felt have been re-laid within the last fifteen years. It is important that the overall fabric of old traditional buildings are allowed to breathe.

The roof slope appears to be too shallow for the type of covering applied. Traditional Double Roman Tiles are not normally laid on roof slopes with a pitch less than about 27.5 degrees. The actual roof slope is approximately 19 degrees. The current tiles are not laid with sufficient lap length to be suitable on this roof pitch, allowing for water to be driven into the roof structure.

Due to these factors the roof structure, as existing, is not serviceable. Due to the large amounts of water ingress into the roof structure as well as the unbreathable felt membrane, further degradation to the structural timber members is expected to occur quickly and therefore it is proposed to replace the existing C20 structure with a new like for like structure which from the external elevations will appear as existing.

PROPOSED SCHEDULE OF WORKS

The works to replace the existing degraded and unserviceable roof structure with a new like for like structure are proposed in the following manner.

Due to the existing height of the eaves of the extension being only 2.1m above floor level, it would not be practical to lower the eaves height to create a larger roof pitch. Similarly, the peak of the current extension roof is in line with the eaves of the main cottage and therefore the height of the extension roof peak could not be increased, without significant changes to the extension roof form. Due to the strictly defined eaves and peak levels, it would not be reasonably possible to change the pitch of the extension roof structure. Therefore the new proposed roof structure has been detailed to minimise the possibility of water ingress into the building fabric, whilst maintaining the roof pitch as existing.

- The modern Double Roman clay roof tiles on the 20th century, rendered blockwork, lean-to extension on the west elevation are to be removed and set aside for reinstatement.
- The existing degraded roof structure, including the felt membrane, joists, battens and pole plate are then to be removed.
- The added modern flat ceiling within the extension is to be removed in accordance with BS and Health and Safety Executive Guidance.
- The roof structure is to be replaced with a new, Building Regulations compliant, roof. Heartwood Douglas Fir rafters will span from the perimeter wall onto a new Douglas Fir pole plate attached to the gable wall of the original structure. This pole plate will be positioned as the existing, but will have improved, more robust s/s fixings to the 17th century cottage gable.
- The roof structure is to consist of a new, breathable felt membrane to the roof, with the original Double Roman tiles reinstated. Insulation will be added to the space to improve the thermal performance of the property. This insulation will be inserted between the new rafters.
- The new rafters are to be finished with painted T&G boarding.

HERITAGE STATEMENT AND CONCLUSION

The roof to the gable-end 20th century extension to the Grade II Listed and moderately Significant property at 26 Theobalds Green, Calstone is of a significantly degraded structural condition.

Internally, a low flat ceiling height gives the area an oppressive atmosphere. Removal of the modern flat ceiling and introduction of the sloping ceiling under the rafters will allow for an enhancement of the quality of the life in property without altering the fabric of the original structure.

On the basis that the roof structure is degraded, poorly supported, not breathable and appears to leak at the perimeter locations, a new mono pitched roof to the extension is proposed. This would meet current Building Regulations requirements, and include insulation to improve the thermal efficiency of the space.

It is therefore considered that removal of the modern inserted plasterboard flat ceiling, and like for like replacement of the C20 mono-pitched roof structure above, would enhance the quality of the property, therefore preserving and enhancing it in line with the guidance given in the National Planning Policy Framework.

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APPENDIX

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