HERITAGE, DESIGN & ACCESS STATEMENT

for

CHANGE OF ROOF TILES

at

OLD MANOR COTTAGE
18 WHITE STREET, WEST LAVINGTON
DEVIZES, WILTS SN10 4LT

for

MR T O'BRIEN

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1.0 *Background*

Mr T O'Brien is the owner of The Old Manor, West Lavington. He and his family have lived at the property since 1991.

During their occupation they have carried out construction of a new timber frame car port (replacing an existing garage which was demolished) all during 2014. At a similar time internal alterations for a shower room were also approved and implemented.

During 2021 / 2022 they became increasingly aware of roof leaks into the Cottage. By inspection it was clear that the roof tiles (large module clay single roman) were in poor condition, cracked, spalled and weathered surfaces were found with a circa 1980's bitumen based underfelt perhaps related to conversion works of an earlier date.

There was a desire to weather the Building and keep the interior dry and free from plight and decay. During 2022 a family of Ukrainian refugees were living in the Cottage and having to live with buckets to catch water ingress – the repair decision became more pressing.

The sub-standard tiles were replaced with new double roman clay tiles during the spring of 2023, an acknowledged honest repair approach rather than import salvaged tiles from other Buildings / reclamation yards to make up such a large shortfall in required number of replacements.

2.0 *Planning history*

There are no historical records of Applications relating to the Cottage visible on the Wiltshire Council Planning website.

The Cottage sits within the grounds of the Old Manor, the Old Manor being Listed Grade II it's reasonable to consider the Cottage as curtilage Listed.

The Council Planning website records three Applications for works carried out to the Old Manor and for works to the boundary wall and garage towards the north of the site:-

13/05805/FUL – demolition of garage and replace with a car port
13/05959/LBC – boundary wall and demolition of existing garage
13/06247/LBC – internal alterations, shower room etc

3.0 *Heritage Statement*

National Grid Reference: **SU 00550 53018**
Details

WEST LAVINGTON CHURCH LANE SU 0053 13/284 Old Manor House 19.3.62 II House. Late C16-early C17, and C18, probably including earlier work. Rendered with-slate roof. Two storeys, 3 bays, with section to left being a 2-bay kitchen, in greensand rubble with thatched roof. Block extended to left beyond major stack by further two bays and continued by a single storey brick outbuilding all under common thatched roof. Central 6-panelled door with fanlight. Twelve paned sash windows, paired to

left of door, and tripartite to upper floor. Right gable has twice chamfered stone two-light windows to upper floors. Gables to rear to end bays with straight and hollow chamfered windows. Brick stacks within cogged offsets. Farmers fire insurance mark. Interior not seen in detail. Chamfered ceiling beams, and moulded beam at rear. Timber framed rear wall to left section.

Listing NGR: SU0055053018

4.0 *Design Principle*

The works were carried out spring 2023, this Statement supports an Application submitted by the owner and referenced PL/2024/00033 early 2024, seeking to regularise the works following contact from the Council's Enforcement Officer seeking approval for these curtilage Listed Building works to replace the roof coverings.

The existing dormers covered in plain tiles are to remain as existing.

5.0 *Design solution / justification*

The proposal secures the weatherability of the Cottage and removes the concerns of water ingress, timber decay and general plight to ceiling finishes.

The choice of replacement tiles – clay double roman red colour (manufactured by Sandtoft, Ref: module Chilton red) and clay half round ridge pieces are a familiar size and style in the locality and countywide. It should be noted that the existing tiles were in such disrepair with only 35 – 40% of them salvageable – an inadequate number to cover one slope let alone both.

The dormers to east and west remain unchanged with clay plain tiles to roof slopes and cheeks.

The leadwork to valleys and abutments is traditional in detail and style and follows recommendation from the Lead Sheet Association.

These works provide a long term solution to the historic water ingress, are an honest repair and do not attempt to introduce second-hand materials from other Buildings.

6.0 *Access*

These works have no adverse impact upon the access to the site or Building and maintain the Building in an occupiable condition.

7.0 *Conclusion*

The completed works will within a 12 – 18 month period achieve a patination of age with algae and lichen taking hold upon the clay roof tiles, blending harmoniously into the Historic site and Conservation Area.