

Design & Access Statement

for

Listed Building Consent Application

to

Roof Structure & Associated Repairs

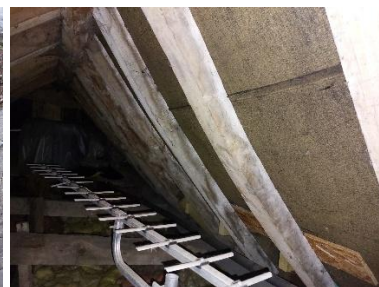
at

The Old Rectory, Church Lane, Wingfield, Wiltshire, BA14 9LW

Dated December 2025

**Design principles and concepts**

The work includes the essential structural repair of the gabled roofs set to the north west road side elevation, which are subject to structural movement (Mann Willams report dated 19 3 25) resulting in significant cracking and damage to internal ceiling and wall finishes beneath the roof structure.



The conclusion of Mann Williams report is below:

The timber members in both roof spaces appear overall in reasonable condition (as far as the limited access enabled to view). However, slippage/shrinkage of timber members from their wall pockets has resulted in notable deformations. Isolated areas of water ingress are also suspected. The timber beam over the headboard of NW bedroom, despite not showing recent signs of distress, would be prudent to be provided with a holding repair. Inaccessible roof spaces associated with the inspected sections of roof should also be reviewed and repair requirements considered as part of this exercise.

As part of the repair work, small sections of the C20-concrete tiled roof covering and non-breathable 1F sarking felt are to be stripped over the north west gable roofs to provide safe access to enable the roof repairs and an appropriate bat-safe breathable sarking felt with stone roof tiles to match the existing stone tiles reinstated, an old dormer window will be repaired and redecorated and a modern internal roof hatch will be installed to provide safe internal access to the roof void and hidden valley which are currently inaccessible.

Use

The use of the property will remain unchanged as a single dwelling house.

Amount

There is no additional floor space being proposed.

The amount of work proposed is: The repair of the old timber roof structure in accordance with CARE accredited structural engineer's details and reinstatement of stone tiled covering over a bat-safe breathable sarking felt, repair and redecoration of an old dormer window and formation of a new roof hatch to provide safe access to the roof void and hidden roof valley.

Layout

The layout and plan form of the original house remains unchanged.

Scale

The scale of the house remains unchanged.

Appearance

The appearance of the house will be protected and enhanced by removal of old inappropriate late-C20 concrete tiles and old non breathable 1F bitumen sarking felt and providing sympathetic support of the old roof structure, which are subject to structural movement and potential failure, with *honest* structural repairs in accordance with CARE accredited structural engineer's details, retaining as much of the original structure as possible proposed.

Reinstating a stone tiled roof covering over the hidden internal valley roof slope of the north west gable roof range, repair and redecoration of the roof dormer window will reinstate architectural character.

(A) Understanding the impact of the works on the significance of the heritage asset

1. For applications for development in a conservation area, explain what impact the proposal will have on the character and appearance of the area or heritage asset.

The house is not within a conservation area. The roof structure repairs and roof covering reinstatement work will not harm but protect and enhance the character and appearance of the heritage asset.

2. For applications for listed building consent, explain what impact the proposal will have on the special architectural or historic importance of the building. Where any part of the fabric of the building is being removed or altered, explain the significance of that part of the fabric in relation to the special interest of the building and why it is necessary to remove or alter it.

The house is designated grade II Listed, List Entry No. 1021892, with first date of listing 14-Jun-1988. An extract from Historic England's listing is set out below:

Heritage Category: Listed Building

Grade: II

List Entry Number: 1021892

Date first listed: 14-Jun-1988

List Entry Name: THE OLD RECTORY

Statutory Address 1: THE OLD RECTORY, CHURCH LANE

ST 85 NW WINGFIELD CHURCH LANE (south side)

6/268 The Old Rectory

GV II

Rectory, now detached house. Late C18. Dressed limestone and ashlar, stone slate mansard roofs with coped verges and gable end stone and brick stacks. Two-storey and attic, 3-window front facing church. Central C20 glazed door with transom light, 12-pane tripartite sash either side in beaded architraves, first floor has central plain sash with tripartite either side, blocking course to roof, lower pitch of mansard has three 12-pane sashes. Right return now entrance front has door with 6 fielded panels, reset from main front, C19 two-storey ashlar addition with sashes. Rear facing road; two-span

mansard roof to rear wing with 12-pane sashes-in beaded architraves, lean-to addition to right with 6-pane C19 sashes. Left return has C20 twelve-pane sash to ground floor, wing has sashes in beaded architraves and two sashes to lower pitch of mansard, attached C20 conservatory replaces late C19 wing. Interior has 6-panelled doors in moulded architraves, square-headed beaded stone fire place surrounds, stairs with stick balusters and ramped handrail, Tuscan newels, rear dining room has chamfered beam, formerly the kitchen. Ceased to be occupied as the rectory in 1969. Listing NGR: ST8253056750

Refer to the statement of significance by JME Conservation Ltd.

The main old house is generally of old solid ashlar and cut and rubble stone construction with a flush pointed finish set under a combination of predominantly old traditional stone tiles in a diminishing course and old slated coverings, with some limited late-C20 concrete tile repairs to hidden valley roof slopes noted.

The current gabled roof structure(s) over the north west road side are subject to some structural movement (Mann Williams report). The sympathetic repair of the existing roof structure in accordance with Mann Williams repair details will support the old and ailing roof structure, with minimal harm and intervention to the existing old roof timbers.

Removal of inappropriate and heavy late-C20 concrete tiles and old non-breathable sarking felt are required to undertake the work safely. Reinstatement of stone tiles to match the existing stone tiles of the surrounding main house over a bat-safe breathable sarking felt will protect and enhance the roof covering.

A new bat-safe breathable sarking felt will help ventilate the roof voids and will provide a better internal environment to help reduce moisture content of the old roof structure, managing and reducing current localised beetle activity.

Installing a roof hatch to the ceiling of paired gable roof void will enable safe access to inspect the roof structure and to help with future maintenance of the roof.

Repair and redecoration of the old painted timber dormer window will protect and enhance the architectural character of the house and reinstate safe access to the hidden valley gutter.

The roof structure and associated repair work will not harm but serve to protect and enhance the character and appearance of the heritage asset for the foreseeable future.

3. For applications for development in the World Heritage Site, explain what impact the proposal will have on the setting and appearance of the World Heritage Site and on any archaeology likely to be disturbed by the works.

The site is not within the setting of a World Heritage Site.

(B) The approach to the design of the works

4. Please explain the principles behind the design of the proposal -what are you trying to achieve and how does the layout, floor space and scale of the development relate to the site and its surroundings? Where an application relates to an extension to a listed building, explain how the design takes account of the setting of the listed building.

The principles behind the design are to repair *honestly* and *sympathetically* the old timber roof structure in accordance with Mann Willam's structural repair details and reinstate an appropriate roof covering and bat-safe breathable felt and to reinstate safe roof level access from with the house for future safe access to the roof covering to maintain the roof covering and hidden valley.

5. What materials and design features are proposed and how do these relate to those used on the existing property and its surroundings?

The structural repairs being undertaken are sympathetic, retaining as much of the original roof structure as possible using honest and CARE accredited structural engineer's repair methods. The stone tiles will be sourced from a suitable local resource; new or reclaimed, to match the existing stone tiles of the house.

6. Are any landscaping features (walls, hedges, fences) being removed, altered or provided? If so, please provide details (and ensure that these are shown on the plans submitted with the application)

There are no alterations to or removal of landscaping features.

(C) Consultation

7. Have you consulted any of your neighbours or any other interested parties about your proposals? If so, please give their details and a summary of their comments and how you have addressed these in the final design of the proposal.

We have not consulted with the neighbouring properties.

(D) Access

8. What changes to the existing access arrangements to the property are proposed and will these facilitate access for the disabled? Where the works affect the exterior of a listed building, please explain how the special architectural or historic importance of the building has been taken into account in the design of any alterations to the access to the building.

There are no changes to existing access arrangements to the property.

Mark O'Leary

23/ 12/ 25

End.