

DESIGN AND ACCESS STATEMENT

&

JUSTIFICATION FOR WORKS

MANOR HOUSE FARM 63 HIGH STREET

WORTON DEVIZES SN10 5RU

PROPOSED REPAIRS TO ROOF OF OUTBUILDING



The outbuilding with its distinctive sagging ridgeline seen from High Street

June 2026

Project ref 2607

Reason for the application

This is a relatively simple application to seek approval for further works over and above the repair of the current roof to the two-storey Outbuilding. The works are more comprehensive than a simple repair.

This application is being submitted following the earlier application for the conversion of the group of buildings under application reference PL/2023/02252 issued on 13 December 2023.

As will be seen from the information contained within the Structural Engineers report and recommendations, the roof to the Outbuilding was originally constructed using poor construction knowledge and techniques. As a result of this the principal truss has spread quite a lot, causing the upper brickwork to bow outwards as can clearly be seen within the photograph below:



As the engineer has discussed, some remedial action(s) have been undertaken to alleviate the spread, but the result of all of this is an irregular ridgeline, and a difficult roof to re-roof.

Following on from the additional structural works proposed, to further stabilise the current primary structure, the plan is to leave all of the current timbers in place, whilst overlaying with new timber ridges and rafters.

Leaving all of the existing structure in place, will inform future owners or generations of what has caused the building to spread and explain the reasons for the actions taken. This is similar to our being able to read the structural history of the building as we find it, with its more recent intervention works.

The new rafters will be placed alongside the existing, but packed up off the purlins as required to a new ridge board which is to meet the hipped rafters at either end. The new rafters to be individually cut to birdsmouth over the existing wall plates, and be packed off the existing purlins, the net result being a new straight/flat roof to re-tile to.

As with the approved scheme, the tiles and ridge tiles to be re-used on new battens and a breathable felt used.

Access

Both vehicular and pedestrian access onto the site is directly off the High Street on the north side of the site. There is a separate small access via a gate from Back Lane for very occasional tractor type access.

Conclusion

As discussed within this application, these are essential additional works to 'straighten' up the roof to allow it to be properly re-roofed and this valuable little asset preserved.

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