

DESIGN AND ACCESS STATEMENT

Introduction

The site benefits from planning permission and Listed Building Consent granted under application references 21/02520/REM (Reserved Matters Application, pursuant to Outline Planning Permission 16/02609/OUT for the provision of 75 dwellings and associated works, including the replacement of 27 existing dwellings and the conversion of existing listed buildings) and 21/02481/LBC (Conversion of Existing Listed Buildings as part of Planning Application 21/02520/REM). Since the approval of these consents, further applications relating to the listed buildings have also been approved, including PL/2025/06072 and PL/2025/06073 (Listed Building Consent) together with PL/2025/06096 (Variation of Condition).

We have recently been appointed by the new owner (Leckhampton Developments KW Ltd) following a change in ownership to prepare proposals for the wider group of four listed buildings. The buildings have been unoccupied for quite a significant time, and the new owner is committed to undertaking essential repair, stabilisation and conservation work to secure the long-term future of these heritage assets, particularly in advance of the winter period.

This is the listed building consent application to amend roof coverings. The proposed roofing works form a key component of that strategy and seek to balance the preservation of historic fabric with the practical requirements of ensuring the buildings remain weatherproof, structurally sound and capable of beneficial future use.

Proposed Works and Justification

An initial survey undertaken by a specialist roofing contractor experienced in traditional stone slate roofing, identified potential salvage and reuse of up to 50% of the existing Cotswold stone slates.

It is therefore proposed that the existing stone slates are carefully removed, sorted and assessed, with all suitable slates retained and reused on site wherever practicable. Based on the initial assessment, it is currently anticipated that approximately 50% of the existing Cotswold stone slates will be suitable for salvage and reuse. Any shortfall to be made up using Cotswold concrete slates.

The reclaimed slates will be prioritised for use on low height significant roof slopes. On the remaining roof slopes, as indicated on the proposed drawings, it is proposed to utilise imitation Cotswold concrete slates. This approach seeks to maximise the retention and reuse of historic fabric whilst providing a practical, durable and economically viable solution for the long-term conservation of the buildings.

Furthermore, the use of imitation Cotswold concrete slates is not without precedent on the site. Similar replacement materials have already been introduced historically, most notably on the north-west elevation of Plot 53, where imitation roofing slates have been used as part of previous repair and maintenance works. The proposed approach therefore reflects the existing character and development of the site while ensuring that available salvaged stone slates are utilised to their greatest conservation benefit.

The specialist reports undertaken in 2023 prepared by the former owner (Structural Works Schedule Reports) identified a number of significant defects within the existing roof coverings,

including damaged, slipped and missing roof slates, together with the presence of non-historic artificial Welsh slates and cementitious slates on parts of the listed buildings. Since the previous surveys were undertaken, the condition of the roof coverings has further deteriorated. The ongoing failure of the existing slates, together with continued water ingress and associated deterioration of the supporting roof structure, has increased the urgency of the immediate re-roofing works. What may previously have been considered a programme of repair has now progressed to a point where more substantial intervention is required to prevent further loss of historic fabric and to secure the long-term preservation of the listed buildings.

The 2023 reports identified that many of the existing stone slates have become extremely soft at their heads, whilst others exhibit enlarged peg holes, cracking, spalling and delamination. Such defects increase the absorbency of the stone, making it more susceptible to frost damage and ongoing deterioration. Localised water ingress has already been recorded in several locations, indicating a risk of further failure if remedial works are not undertaken.

Subsequent investigations undertaken as part of the current project have confirmed that the 'Mansard' style roof to the Plot 55 (Farmhouse) has been subject to prolonged water penetration, resulting in extensive deterioration of sections of the supporting roof structure. The condition of the roof covering, battens and fixings has therefore become a matter of both conservation and structural concern.

It is also evident that historic repairs and alterations have introduced alternative roofing materials, including artificial Welsh slates within sections of the roof especially those undertaken as part of 20th century works. As a result, the roof covering no longer represents a wholly intact or homogenous historic stone slate roof.

It is therefore proposed to use artificial Welsh slates on the later addition wing to the south elevation facing the courtyard, together with the inner roof slope. This approach will enable sufficient Cotswold stone slates to be retained and reused on the publicly visible north elevation, thereby preserving the traditional stone-slatted character of the principal elevation, delivering a clear heritage and public benefit, whilst providing a durable and sustainable roofing solution for the later additions.

Accordingly, the proposed change in roofing material is considered to represent a justified and proportionate conservation response to the condition of the existing roof coverings and will deliver a sustainable long-term solution for the continued preservation of the listed buildings.

Conclusion: The above proposals form part of a wider programme of works being undertaken by the new owner, who is keen to progress the necessary repairs and conservation works to safeguard these listed buildings. The site has changed ownership on a number of occasions since the initial consent in 2016 was obtained for conversion, with previous schemes failing to secure a sustainable long-term future for the buildings. As a result, the condition of the buildings has continued to deteriorate.

The current proposals seek to arrest that decline and avoid the buildings being exposed to a further winter in their present condition. They will secure the preservation, repair and long-term viability of these designated heritage assets,

HISTORICAL APPRAISAL

The Heritage Impact Assessment prepared for the previous approved application remains entirely relevant for the above alterations proposed in this submission.

Photographs:



Plot 55 (Farmhouse) – Artificial Welsh slates on inner roof slope. Existing verge detail can be maintained using artificial Welsh slates on both slopes of 19th century wing.



Plot 53– Imitation Cotswold concrete slates on outer roof slope