

DESIGN, ACCESS & HERITAGE STATEMENT IN RESPECT OF  
RE-ROOFING AND ASSOCIATED WORKS  
AT  
No 11 WALMGATE, YORK YO1 9TX



MARCH 2021 – REF 21/00529/LBC

INTRODUCTION –

This statement relates to replacement roof coverings and associated repairs to the exterior of the property, a Grade II Listed building close to the centre of York.

It is intended that, subject to the approval of the local authority, the works are to be undertaken in conjunction with external repairs to the high-level brickwork, decoration of the windows and doors together with repair and/or replacement of the rainwater goods to ensure that the property remains weathertight for the foreseeable future.

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The property has historically provided residential accommodation over a ground-floor shop unit, but the upper floors have been utilised as offices for many years by the current occupant.

The proposed works will have negligible impact on the interior of the property whilst ensuring that historic fabric is preserved and maintained for future generations.

The current owners are passionate about the Listed status of this period property, and have made it clear from the outset that they would not proceed with any works which might compromise its integrity or setting.

### EXISTING PROPERTY –

The property is understood to date from around 1750 but has been extended, adapted and modernised throughout the centuries to its existing condition.

The property extends over three floors with a modest yard to the rear, affording limited storage space for staff bicycles and a break-out area.

The original listing identifies the following features -

*House with shop. Mid C18, altered c1840; late C19 shopfront. Buff brick, front in Flemish bond, rear in English garden-wall bond; heavy eaves cornice with modillions and shopfront of timber; slate roof, hipped at front, gabled at rear. EXTERIOR: 3-storey 2-window front.*

*Shopfront of plain pilasters beneath pent fascia between carved terminal blocks with carved pendant finials: off-centre glazed and panelled door with overlight recessed between half-canted plate glass windows over sunk panel risers.*

*First and second floor windows are 12-pane sashes, taller on first floor, with stone sills and flat arches of orange brick. Second floor band.*



### PROPOSAL -

The principal subject of this application is to strip and replace the existing slate coverings to the roof whilst incorporating salvaged/reclaimed materials where practicable. The existing roof is in poor condition, with several slipped or missing slates suggesting nail-fatigue.

Access to undertake isolated repairs is challenging due to the restricted site-access and the close proximity of the public highway, thus necessitating a full scaffold to be erected to complete the requisite works. It is intended that these works should be accompanied by the external repairs and decorations required at periodic intervals.

The internal structure and fabric of the building will remain unaffected by the proposed works, although whilst the roof timbers are exposed they shall be inspected more closely for evidence of decay or infestation and repaired as necessary.

Before re-covering the roof it is intended that mineral wool insulation should be introduced, together with a breathable sarking felt and new timber battens to support the slates, whilst unifying and stabilising the timber rafters.



*Roof structure viewed from centre of property facing rear – note redundant galvanised tanks to be removed during works*



*Roof structure viewed from centre of property facing front – note staining and evidence of rainwater penetration to rafters*

Whilst the access scaffold is erected it is intended that the chimneys are also to be fully restored, weathered pots, flashings, flaunchings and back gutters being repaired or replaced as necessary.

Redundant pots are to be capped and vented, whilst the abutment to the roof coverings is to be re-dressed to ensure that the replacement lay-boards are protected and preserved

The various rainwater goods, including PVC, GRP, lead, aluminium and cast-iron are to be replaced using a profiled aluminium system in keeping with the age and character of the property.

The owners of No 11 Walmgate are committed to ensuring that these works are completed sympathetically, with emphasis on quality over cost, ensuring that the risk of further rainwater penetration is negated.



*Slipped and missing slates visible from within loft-space. Note also isolated infestation to rafters, which are to be treated with an organic paste, such as boron or similar to mitigate the risk of further damage.*

The concealed valleys are to be stripped, insulated and re-lined with code 5 lead-sheet, laid strictly in accordance with the Lead Development Associations Good Practice Guide to ensure that the interior of the building is adequately protected from decay and infestation.

In completing this submission, the client is committed to accommodating any reasonable recommendations made by the planning/conservation officers at City of York Council and their advisers.

End of Statement