

Listed Building Approval Application – Remedial works to timber elements and rainwater goods at 3 Abbey Hill

Design and Access statement

This application relates to works with the sole purpose of protecting the fabric of a listed building. These works are therefore completely aligned to the underlying purpose of the system of listing historic buildings.

These works are necessary to preserve the listed building at 3 Abbey Hill and keep the building in good condition.

Surveys have been carried out and the following 3 general conclusions reached:

- Rainwater goods have reached the end of their service life and need replaced.
- Soffits and other similar roofing timbers have also reached the end of their service life and also need replaced
- There appears to be localised superficial decay of some elements of the timber frame which should be remediated to avoid causing any problems in future.

The owners are committed to using sympathetic materials as these will provide the longest term solutions and secure this historic asset.

The only change proposed by the owners during these works would be that, instead of a like for like replacement of low quality PVC guttering (and other rainwater goods), a higher quality metal guttering system be used. The owners feel that this would improve functionality and aesthetic and reduce the need for similar remedial works in the future.

Summary:

Use of the building will be improved and secured for the future

Layout, Scale and Landscaping will be unchanged after the works

Appearance will be improved (including with the addition of metal rainwater goods)

Access will be unchanged following these works.

Relevant Sources:

<https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment#decision-making-historic-environment>

NPPF section 16

Planning (Listed Buildings and Conservation Areas) Act 1990 – Part I

Historic England Advice Note 16 – Listed Building Consent

<https://www.designcouncil.org.uk/sites/default/files/asset/document/design-and-access-statements.pdf>

Supporting Pictures



Examples of Worn out Rainwater Goods



Worn Out woodwork on Roof



Timber In need of attention