

Heritage statement Doc 6

Re-roofing of the main and rear extension roofs

At the Walnut Tree P.H. IP23 7ED



The Walnut tree (previously the Bucks Head) is a listed C16th former coaching Inn fronting the A140 in Thwaite.

It has suffered a major fire some 40 years ago and a variety of owners over recent years including a brewery who have unsympathetically repaired and extended outside Listed Building control.

According to Historic England it was built in two phases with a C18/C19 addition to the left (North end), forming a single long range building consisting of a timber frame with plasterwork infill, some of which is chevron pargetted. The left hand gable is colour-washed brick. The roof is plain tiled.

The porches and the dormer are C20.

The earliest phase, to the right, in 3 ½ bays, has exposed studding with heavy reversed curved braces. The addition to the left is in 2 unequal bays. Both phases appear to have coupled-rafter roofs, with missing collars in the later work. Most timbers on the ground floor are concealed with later, recent cosmetic work using reclaimed materials.

There are several small C16 casement windows in the upper floor and a timber frame that is partly exposed in the public areas.

The proposal is to restore, at roof level, the original appearance from the outside, with fresh timberwork, water goods and tiles that match the existing.

Additionally, the replacement of the battens and installation of a breathable membrane will extend the life of the roof timbers and improve the integrity of the structure.

The D&A statement refers to the current state of the roof and it's need for repair.

The owner has chosen to use an established local company who should have the experience, knowledge and skills required to work on a substantial listed building.

The owner is aware of the need to consult on the possible presence of Bats, although, after thoroughly cleaning the attic, there has been no evidence of either Bats or their droppings.