

Design and Access Statement – Corrugated metal sheet roof to rear of property.  
Winsor House Bow Ex17 6EN

The purpose of this application is to replace the metal corrugated roof of the two storey cob barn /outbuildings attached to the main property at Winsor House Bow.

The proposed roof encloses a small two storey storage room, a stable/workshop, a garage with a hayloft and storage room above. Also ,it covers some living accommodation which includes a bedroom, a studio area, a landing area, a shower room and the main bathroom above the kitchen and utility room.

The barn forms part of the eastern boundary of Winsor House to the rear of the property and encloses the eastern side of a cobbled courtyard. Access to the courtyard is via a shared driveway to the south of the main property leading of from the main road (A3072). Access to the rear garden at the North of the property is from the courtyard and via a pathway skirting the North facing barn wall.

This corrugated sheet roof is leaking in many places including over the living accommodation and needs to be made watertight. The roof needs to be removed and will be replaced with corrugated metal sheets that are PVC coated for longer life and protection of the structure beneath. Ventilation ducts will be added for the bathroom which currently vented into the roof void which is causing condensation within the void.

A structural survey and a bat/bird ecological survey have been completed of which neither found any reason not to proceed with our proposals.