

Heritage Statement.

Barn Roof – Winsor House, Bow EX17 6EN

Previous repairs have been made to the barn in 2007 due to a collapse. Ref.....

In this application it was suggested that the roof be removed and replaced. This has not been actioned and the roof is now well past repair and needs replacing in order to preserve the cob walls of the structure and ensure that the building is watertight and habitable.

The roof covers the main bathroom, a shower room, a bedroom and office/storage room above the kitchen and utility room. The stable, garage is beneath a large hay loft accessed from a small two storey storage room.

Currently the roof is leaking in many places above the hayloft as well as into the main accommodation area. The historical temporary repairs are no longer holding and water is coming through the ceilings.

Ventilation ducts are needed to direct the bathroom vents outside rather than into the loft void as at present thus preventing the structural timbers being damaged by condensation that are enclosed in this roof area

A structural survey was completed in July 2022 by Bea Engineering Design, Toby Murphy. Conservation Accredited Engineer who supports the re sheeting of the roof in order to safeguard the building

A Bat and Bird survey has been completed by Lee Ecology in June/July 2022 where no evidence of a Bat roost or any nesting birds including Barn Owls was found.

All re sheeting works are being done solely to replace like with like and to ensure the building is watertight thus remaining habitable and safeguarding the integrity and character of Winsor House.