

## **Brief Heritage Statement for Removal of Rotten Thatch To Mill Barn, RG20 4UD**

### **Application 22/03074/LBC**



### **Listed Building / Planning Application**

To remove what is left of the old rotten waterlogged 30 year old thatch & fixing battens and expose the original corrugated iron roof for repair works.

**NOTE** ~ This Barn was listed with a corrugated Iron Roof.

### **Reasons/Justifications**

To preserve the fabric/ structure of the building in the immediate future

1. The thatch has now rotted away exposing the under roof, battens, steel ledgers and spars.
2. Water is now starting to penetrate the fixing holes. As there is no thatch overhang it is running down the weather boarding and doors in places and soaking in.
3. The thatch will now rapidly rot away as it is not weather tight and needs to be removed regardless of whatever roof covering is agreed or approved. It will shortly just fall off.
4. There is a serviceable roof under the thatch but the thatch and battens need removing to address the holes in the iron sheets, and to enable gutters to be installed.
5. The fire risk of thatch on a fully timbered building close to other buildings has always been a concern, especially as Burnside (10 meters away) had a roof fire in about 2004.
6. Because of their house fire the occupants of Burnside would be happy not to have a thatched roof next to their property.

**Schedule of Works** – There are no structural implications. Only works to address water ingress

1. Remove remainder of thatch, fixings and battens.
2. Repair holes in existing iron sheets.
3. Install gutters and downpipes.

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**Front Thatch**



**Rear Thatch**



**Rear Thatch**

**The above rotten thatch issues need addressing.**

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The following is to address the fact that I am aware of the Conservation and Listed buildings concerns of preserving the heritage commensurate with the continuous changing use of buildings over time.

### Brief Known History

1. The building was used over the last 30 years mainly for my storage and occasionally for my own private workshop.
2. I had the roof thatched in 1992 at the same time as doing a lot of repair and refurbishment work. I was dealing and liaising with the Conservation officers at that time.
3. (1911 – 1992) I know the barn had a tin roof ~ Having personally well-known the Potters; who purchased the Mill in 1911 and Mrs Holeman; who owned the Barn from 1911 to 1992 I also know the following
4. (1964 approx – 1992) Barn empty after Mr. Holemans death
5. At some time earlier in C20<sup>th</sup> the Barn was used as a village meeting place.
6. (1911 – 1964 approx) The Barn was used by Mr. Holeman for his delivery business. Using horse and cart in the early part of the C20<sup>th</sup>. Hence the stables to the East end.
7. Prior to 1911 the Barn was part of a larger local estate.

### The Barns Setting within other Listed Buildings & Street Views

The barn was listed with an Iron roof. There are indications that the main barn may have had a tiled or slate roof before.

### Conservation Views



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View Down Lane in 1992



View Down Lane 2022

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View up Lane in 1992



View up Lane in 2022

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BARN IN 1990 and as LISTED

### Neighbours and Impact on Immediate Environment

All neighbours have been advised of this proposal and I am not aware of any objections. My immediate neighbour, at Burnside, will be glad not to have a thatched roof next to their property as they had a thatch fire in approx. 2003 and now live with that worry.

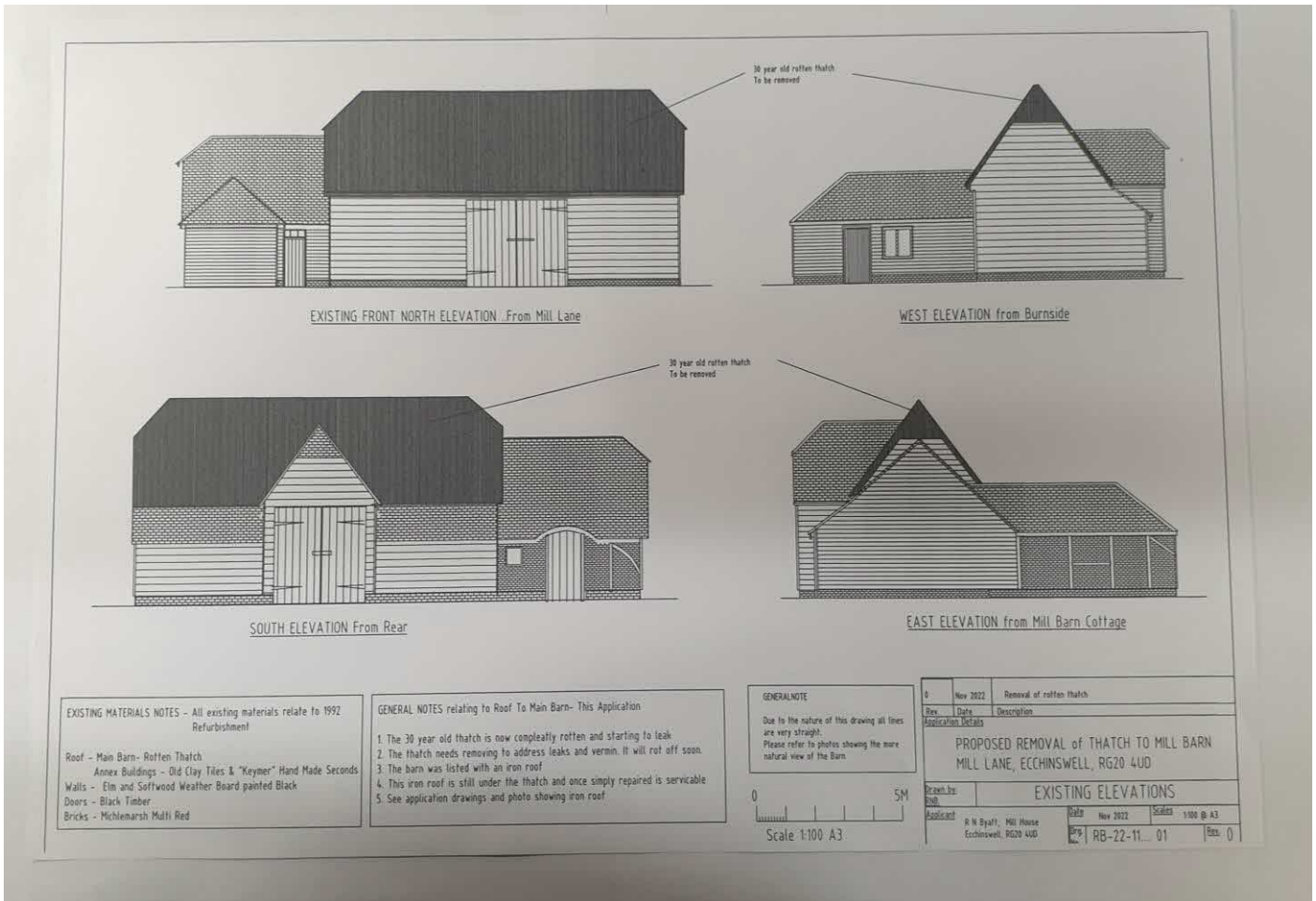
### To Summarise

1. The thatch needs to be removed and leaks fixed. It will rot off soon anyway.
2. The water ingress needs addressing to preserve the fabric and structure of the building
3. The building will revert to how it was when listed.
4. There is no archaeological significance to the removal of this 30 year old thatch.
5. There are no structural or environmental issues involved with the thatch removal.
6. If an alternative roof covering is required, subject to finance, it will be the subject of a new planning & conservation application.

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## Enclosures

See application for all additional documents e.g. :-



## EXISTING ELEVATIONS

R N Byatt (Applicant & Owner)