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# Heritage, Design and Access Statement

**Dated: 28<sup>th</sup> April 2022**

**For the proposed roof conservation and restoration works at:**

*HECKFIELD CHURCH OF ENGLAND PRIMARY SCHOOL,  
ODIHAM ROAD, HECKFIELD, HAMPSHIRE RG27 0LE*

**Consisting of:**

The maintenance and/or replacement of the existing good, damaged or failing historic roof tiles.



AKA: The School House, School Lane, Heckfield, RG27 0LE

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## **INTRODUCTION**

A maintenance inspection at the start of the year of the roof at Heckfield Church of England Primary School, School Lane, Heckfield (The School House) identified that many of the historic roofing tiles have failed or are failing so a fairly timely project is required for the removal, inspection and tile replacement is required. Since the inspection, Storm Eunice was not particularly kind to this roof (18<sup>th</sup> February 2022) either, exasperating the situation.

As the property is a listed building (and following kind advice from the conservation Officer), full listed building consent (LBC) is required. Therefore, this Heritage, Design and Access statement forms part of the mandatory documents required for the LBC application which will facilitate the prevention of any further deterioration, damage or possible loss of historic fabric to this important heritage asset.

This, and all other mandatory documents that form the LBC application have been written and/or assembled in accordance with the National Planning Policy Framework (NPPF) section 16 (Conserving and enhancing the historic environment), paragraphs 189 to 208, including the footnotes 66 to 69.

All listed buildings are of a major key importance as they contribute to the feeling and sense of a local area, a sense of pride and provide character either through historic architectural or through the history of its contribution to events, or indeed both.

There are not many old buildings that contribute more to a local community's sense of place than the local historic listed village school.

## THE BUILDING LISTING & DESCRIPTION

The official list entry, as found on the Historic England website ([historicengland.org.uk](http://historicengland.org.uk)) reads as follows:

Heritage Category:	Listed Building Grade: II
List Entry Number:	1092220
Date first listed:	23-Feb-1987
Statutory Address:	HECKFIELD CHURCH OF ENGLAND PRIMARY SCHOOL, ODIHAM ROAD
County:	Hampshire
District:	Hart (District Authority
Parish:	Heckfield
National Grid Reference:	SU 72524 60423

### Details

SU 76 SW HECKFIELD ODIHAM ROAD

1/43 Heckfield Church of England Primary School - 23.2.87 - II C17, C19. The mainly C19 school block has at its north end an earlier timber-framed part. The exposed frame being filled with painted brickwork. Red tile roof extends over the long building with 4 gables on the west side. Small casement in the north gable, otherwise large mullion and transom classroom lights.

Listing NGR: SU7279259770

## Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:	136797
Legacy System:	LBS

## Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

### Amendments Required (at Heritage England)

To save confusion throughout this application, just a little “housekeeping” is required regarding the upkeep of the Historic England listing details. I can do this.

- You will notice that the subject property is referred to as Heckfield Church of England Primary School, Odiham Road, Heckfield, Hampshire.
  - Odiham Road should become School Lane.
  - As explained on page 6
  - The name changed when a bypass was built in the 70’s. The bypass kept the name Odiham Road.
  - The road is sometimes referred to as
- The subject property is referred to as “Heckfield Church of England Primary School”
  - This is a collective name of two properties
    - The property with the road frontage is called “The Old School”
    - The property at the rear is called “The School House”
    - Both use the remaining address of “School Lane, Heckfield, RG27 0LE”
    - More detail about this in the following building history paragraphs.



Image 1: Left image (courtesy of Google Maps) and right image (courtesy of Heritage England website listing) showing Heckfield Church of England Primary School as the collective name for The Old School and The School House.

- Heckfield Church of England Primary School always appears as this “T” shape (as per image 1) in all the historic maps. If the school appears, then it is this shape!
  - For interest, the block that appears on the right-hand side of the “T” in the google image was actually the children’s toilets. Boys had the top half, girls had the bottom half.

## THE BUILDING HISTORY

Schooling at Heckfield dates from the 1600's and has seen a succession of premises changes and classifications and alterations over the years.

We can't be totally accurate but it appears that Heckfield Church of England Primary School originated elsewhere in 1835 and moved to these purpose-built premises in 1865.

Many years later, following the amalgamation of Rotherwick and Heckfield Schools, a new school was formed at Rotherwick. Heckfield Church of England Primary School ceased to be and closed its school doors for the last time in 1983. For those that are interested, Hampshire County Council still keeps the official admission registers which are available for the years 1914 to 1983.



Image 2: Heckfield Church of England Primary School building

Heckfield C of E Primary School once stood tightly against a main road, the B3349 (Odiham Road) which runs from the nearby roundabout on the A33 near Wellington Statue along to Odiham and terminates at Alton. However, since the 1970's, a new relief road was built through this part of Heckfield adjacent to Odiham Road which essentially promotes the location of the Church of England Primary School Heckfield School House from being on a busy main road to sitting in a quiet peaceful location. The new relief road has inherited the B3349 / Odiham Road status and the old road has now been quaintly renamed "**SCHOOL LANE**"

Regarding the evolution of the property, a search through the planning archives at Hart District Council confirms that Heckfield Church of England Primary School building became a private dwelling in 1984 and then split into two dwellings in 1995. This, and other main approval results are:

1931:	67/04929/H2   ERECTION OF CLASSROOM   Heckfield School Odiham Road Heckfield Hook Hampshire
1984	84/12092/HD   CHANGE OF USE AND CONVERSION OF BUILDING INTO DWELLING   Heckfield School Odiham Road Heckfield Hook Hampshire
1986	86/13528/OUT   HECKFIELD C OF E PRIMARY SCHOOL, HECKFIELD OUTLINE - REMOVAL OF OLD CLASSROOM BLOCK, ERECTION OF ONE DWELLING AND GARAGE   Heckfield School Odiham Road Heckfield Hook
1987	87/00405/LBC   THE OLD SCHOOL, HECKFIELD REMOVE EXISTING AND PROVIDE NEW CHIMNEY, NEW WINDOWS AND BLOCK EXISTING, NEW PARTITIONS AND RAISED GROUND FLOOR, DEMOLITION OF INTERNAL WALLS   The School House Laundry Lane Heckfield Hook RG27 0LE
1992	92/22180/FUL   THE OLD SCHOOL, SCHOOL LANE, HECKFIELD. TO RETAIN SUMMER HOUSE ERECTED BY PREVIOUS OWNERS WITH- OUT PLANNING PERMISSION.   The School House Laundry Lane Heckfield Hook RG27 0LE
1995	1995: 95/00484/LBC   Demolition of porch, erection of new porch, conservatory & alterations to old toilet outbuilding to form lounge. All materials to match existing.   The School House Laundry Lane Heckfield Hook RG27 0LE

Reading through these applications, there is no reference to The School House having any roof works undertaken previously under LBC but that is not to say the roof has not been worked on as often retiling can be done under “like for like”.

One application of interest is on 8<sup>th</sup> June 1995, LBC was granted (directly above: number 95/00484/LBC) for the removal and replacement of a front porch, the conversion of the old separate outside toilet block to a lounge along with a conservatory to be constructed to connect the original building with the old outside toilet block.

This referred to the right side of the building as you face the south elevation.

This means it is feasible that relatively modern membranes and insulations could be uncovered when the roof tiles are removed as one would have thought the space above the new lounge would have required attention when converting from a toilet block to a main living space.

Drawings from the day, as found under [Hart.gov.uk](http://Hart.gov.uk) / planning applications / search 95/00484/LBC are as follows:



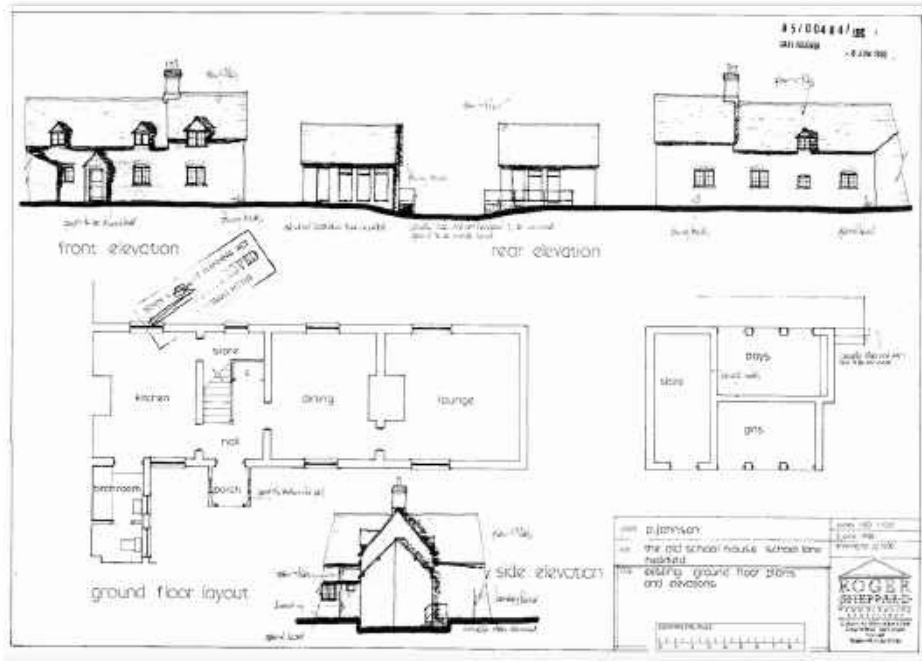


Image 3: Heckfield Church of England Primary School building, (The School House) planning application – BEFORE!

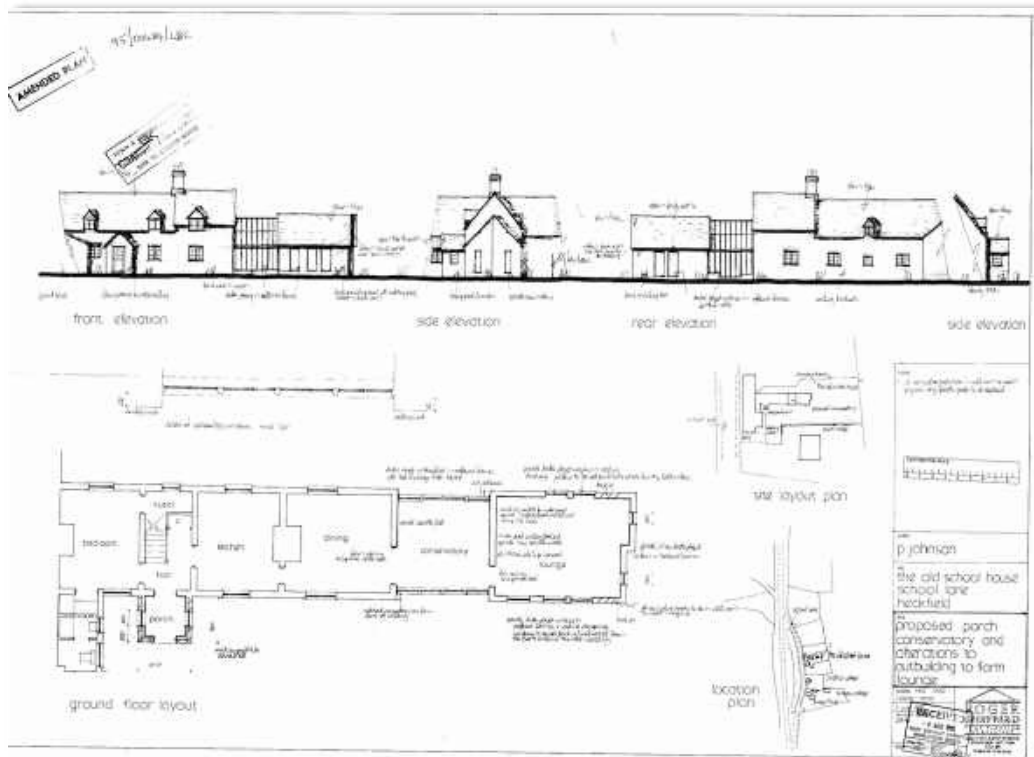


Image 4: Heckfield Church of England Primary School building, (The School House) planning application – AFTER!

## **THE VILLAGE OF HECKFIELD**

Heckfield is a rural parish in North Hampshire. It is one of the parishes of Hart District Council is in the Hartley Wintney Ward.

According to the 2020 census, Heckfield has a population of just 409. It sits on the old Roman Road between London and Bath.

The Home of the Duke of Wellington, (The Stratford Saye Estate) forms part of the parish and was a gift to the Duke as a thank you from the nation for his victory at Waterloo. The wonderfully luxury Heckfield Place and Highfield Park, where Neville Chamberlain died in 1940 . A memorial to Neville Chamberlain can be found by the North Door of the local Church of England Church, St Michaels, Heckfield.

According to Jack James, a local historian, (Freshford.com) The Domesday Book 1086 describes the area as Effelle, the Norman-French attempted pronunciation of the gruff Saxon name Heighfiel.

The Saxons, who colonised this northern part of Hampshire, were a powerful tribe generally known as the Basingas. Belonging to this tribe was a family named Matta, who in the 6th century pushed north from the coast along the Whitewater valley and founded a settlement later to be known as Mattingley (Matta's "Ley" or "Place"). The high, open grazing land a little further north they called the "High Veld", later of course, Heckfield. These became known as the twinned Heckfied and Mattingley we know of today.

St Michaels Church was built on the site of a Saxon church, which was mentioned in the Domesday survey of the 11<sup>th</sup> Century. For such a small village, St Michaels Church is a remarkably large building which, along with Stratford Saye, Heckfield Place and Highfield Park, gives hints to the fact that sometime in its past Heckfield was quite a very important place.

Of course, then there is the Heckfield Church of England Primary School, in liaison with St Michaels.

## **THE DESIGN STATEMENT (including pre-advice and ecology)**

As per the introduction, a scheduled maintenance inspection of the roof surfaces at The School House revealed that many of the historic roofing tiles have failed. These are historic clay tiles are mostly suffering from broken pegs and are not repairable. Storm Eunice rattled and broke a few more in February this year. It is recommended that the roof be stripped of tiles, as many tiles as possible be set-aside and the replacements purchased.

It will naturally also be a good time to inspect the timbers under the roof tiles and the condition of the felt. It is also a good time to spot any weaknesses in the roof design with the tiles removed as water marks and water damage can easily be spotted and traced back to ingress points.

The whole approach of this design statement is one of proper quality, and a drive to protect this important heritage asset so future generations can enjoy its presence. These building just keep giving in a highly positive way.

All the points raised by Lucy will be included in the project.

I am pleased to report that the roofing contractor appointed to undertake these works is highly proficient and knowledgeable in the special requirements and specific workings of historic buildings, the proper historic methods and the vital importance of using the correct traditional materials. Apart from the obvious tiles, these traditional materials include the proper lime mortars, the pointing methodologies, the mixing, correct aggregate and the finishing presentation skills. The roofer says it is his art!

Similarly, I am pleased to announce that the home owner is also desperately keen to “do what is right” for the building and feels her role is one of “stewardship” for the building’s long-term future.

### **PRE-PRE ADVICE**

In January 2022, I enquired via email as to whether this project would require LBC as the tile replacement would be on a like-for-like basis.

I had a helpful and kindly reply from Lucy Orchard-Lisle, who confirmed that the project will require LBC, particularly as any tiles are to be largely replaced.

The poignant points included in Lucy’s reply are as follows:

- Obviously, the more tiles which could be salvaged for re-use, the better

- Conservation Officers are aware that when it comes to roof coverings, sometimes replacement is the only viable way forward and new tiles would not be dismissed
- They are aware of the shorter lifespan that reclaimed tiles can offer, so are not against new tiles being used.
- Whether reclaims or new tiles are used, we leave this to the choice of the building owner/roofer.
- If using new tiles, we are aware that this creates its own set of problems when trying to match with historic tiles in colour and texture
- The historic vernacular around Hart District Council is a bright orange clay tile but clay beds are no longer working due to material exhaustion or are no longer operating.
- Foreign tiles can match very well but they do not have the required robustness to stand up to our regular freeze / thaw cycles in the UK
- The UK made tiles that will stand up to the frost and give a longer longevity are not a very good colour match. It is almost impossible to achieve both.
- The best advice would be for the stronger tiles so therefore, any historic tiles that are available and are in good condition would be preferred, albeit with a slightly mismatching colour
- When stripping the tiles from the roof, it is advisable to match the oldest ones as a preference rather than matching the more modern ones.
- A sample tile/tiles will most likely be required, usually at the Conditions stage.

#### **PREVIOUS APPLICATION and BAT SURVEY REQUEST**

During the latter months of 2022, a request for listed buildings consent was submitted ref: 22/01587/LBC, now expired.

In subsequent email communications, we were requested to undertake a bat survey as results from other local buildings suggested the presence of bats may be highly likely. Unfortunately we could not get the required specialist preliminary survey undertaken or a

report written within the short timescale. Simply, no Ecology specialists had any immediate availability.

We also had questions regarding the fillet tiles to be answered but as it was all tied in together, we opted for leaving the original application to run its course and reapply when the Ecologist has had chance to undertake their study and give us accurate preliminary information.

We confirm we understand that part of the Hart Council's duty under the Conservation of Habitats and Species Regulations 2017, as is any competent authority, is to ensure that bats are protected from harm. This includes works to their potential roosts.

Based on our understanding of Hart Council's duty, we have now appointed an Ecologist who has already undertaken a Preliminary Bat Roost Assessment and the Ecologist's findings are:

- **The house and is deemed to have high bat roosting potential.**

Bearing this in mind, we are now following the Ecologist forward recommendations of:

- 1) Three more of bat activity dusk (emergence) and dawn surveys to be done during optimal weather conditions and over a period of at least 4 weeks
  - a. This will illustrate the use of the building as a bat roost over a period of time
  - b. Includes visual, sound analysis and report writing
- 2) Surveys need to take place between May and September with 2 of the 3 surveys between May and August 2023
- 3) A survey is already booked for May.

Following these activity surveys, it will be possible to assess if bats are roosting and the type of bat roost present.

In appointing an Ecologist in this way ensures that our client is acting responsibly and within Legislation and Policy Guidance which ensures that all bats and their roosts are protected under The Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017.

Our client is also acting responsibly with reference to doing what is the very best for this wonderful listed heritage building.

To undertake these works, three key points have to Align. All three points rely on each other and all have legal duties attached with severe consequences for non-compliance. The three points are:

- 1) Replacement of the heritage roof tiles
  - a. This needs to be done fairly urgently following the awful weather we have experienced this year.
  - b. It is an old roof and is deteriorated considerably from last year making it more urgent this gets repaired this year.
  - c. Can only be Started September 2023 latest to catch the last of the good weather during the works.
  - d. Leaving the works any later will be risky and could be highly detrimental to the building.
- 2) Results of a Bat Survey
  - a. Survey will be undertaken between May and August
    - i. *It's the only suitable ecological time*
  - b. Survey study and report writing, followed by sign-off means publishing time will extend the period until September 2023.
  - c. This timing of this step is critical and cannot be altered
- 3) Listed Building Consent being permitted
  - a. Timing is also critical here as the house cannot wait for the Bat survey results in September (earliest) before we apply for the LBC. Natural LBC application process times and the risk in any delays will be detrimental to the building due to the winter weather.
  - b. It is an old roof and is deteriorating quickly
  - c. The supply of replacement tiles needs to be secured well in advance of the works starting otherwise we risk missing out on the tiles altogether
  - d. The tiles require replacing this year. The specialists roofing contractor has stated that the roof will be in a dangerous condition this year

We are requesting that LBC be granted in advance of the Bat survey, subject to the findings AND guidance of the professional Ecologist. We understand that conditions will be applied regarding the type of tile. Is there any way that we can have conditions applied that refer to the Bat Survey? The Ecologist will provide guidance for which order the repairs can be undertaken and how to minimise risk to the bats.

In a perfect world, LBC would be granted early with conditions which will enable the specialists roofers to book their time in their diary. Critical Pre-works also include hunting down and collecting the replacement tiles (new or reclaimed) as well as the ecologist time and booking alternative accommodation for the tenants during the works.

There is a lot of organising around the Bats but don't forget, there may not even be any bats there this year anyway so lots of related bits of this document may well be irrelevant.

For more detailed information on the Ecology reports and plans please see the attached documents:

**1) Preliminary Roost Assessment – APPENDIX 1**

- a. Survey conducted 3<sup>rd</sup> February 2023 and follow up report

**2) Plan Ecology Ltd, Deliverables – APPENDIX 2**

- a. Active Surveys and reports and outline of the Ecologist activity

## THE PROPOSED WORKS

The drawings below include both The Old School (**as shown throughout in yellow**) and The School House (**uncoloured, in white**).

Although both homes are separately owned, they are collectively referred to as a single unit in Heritage England's listing. The LBC application for roof works is only concerned with The School House.

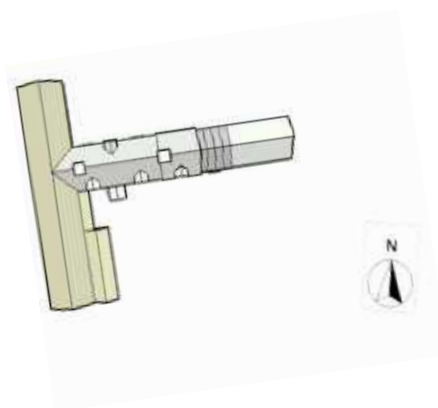
### Approach and Mindset

It is important that anyone working on this building fully understands the importance of this wonderful heritage property, and other heritage buildings too of course. They simply must "get it" regarding how important they are to the guardians, the tenants the local residents and all in the community. They will feel pride working with these buildings and respect every stage of the project.

### The Buildings Orientation

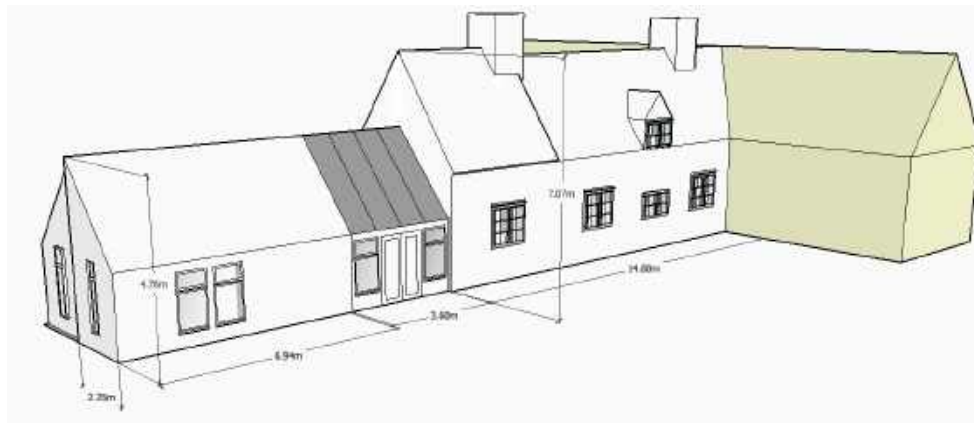
It is important to establish the orientation of building. Weather being an important consideration in the works

- In this case, the side with the porch faces South, which is essentially the main front of the house.
- The rear of the house slightly protected by fences and trees faces North





## Overall Dimensions



- The North Elevation is shown but the South Elevation dimensions are identical regarding the roof area

## The South Elevation

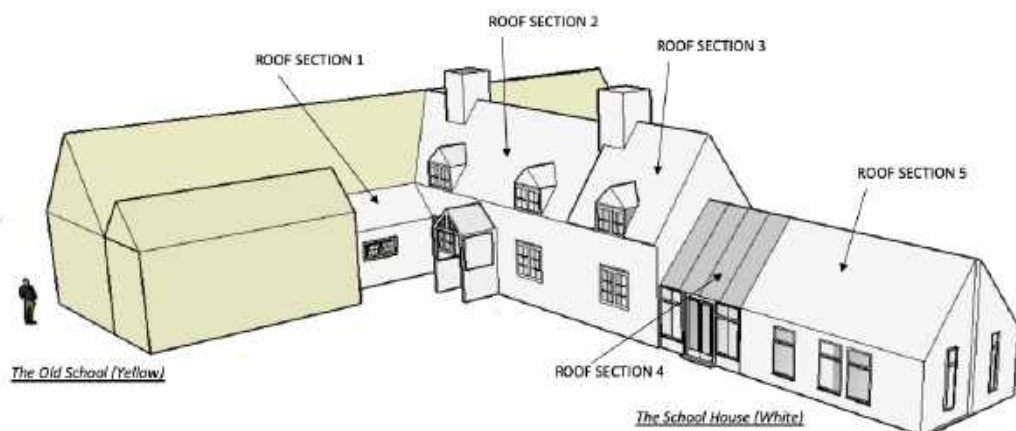


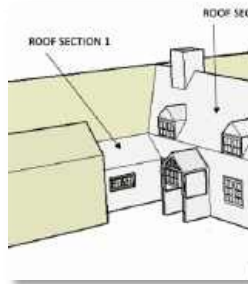
Image 4: The South Elevation

- **Roof Section 1**

- This roof covering is a natural slate and is in good condition, as is all the leadwork.
- No major works required

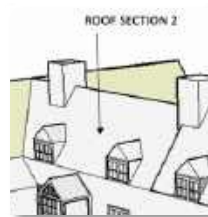
**PROPOSAL:**

- Check integrity of the slates and flashing, repair as required



- **Roof Section 2**

- Historic clay peg tiles, handmade, plain
- Estimated 30% of these peg tiles require replacing
- Ridge tiles mortar is non-existent
- May have to strip into the valley
- Some delamination due to frost



**PROPOSAL:**

- Remove all peg tiles and ridge tiles, rescue reusables and set aside
- Inspect timbers, membrane and leadwork, replace as necessary
- Replace with matching reclaimed peg tiles and ridge tiles as necessary



- **Roof Section 3**

- Historic clay peg tiles, machine made
- Different to roof Section 1
- Estimated 50% of these peg tiles require replacing
- Ridge tiles mortar is non-existent



**PROPOSAL:**

- Remove all peg tiles and ridge tiles, rescue reusable ones and set aside
- Inspect timbers, membrane and leadwork, replace as necessary
- Replace with matching reclaimed peg tiles and ridge tiles as necessary



- **Roof Section 4**

- Glass roof
- Protect from scratches and damage only, no works required





- **Roof Section 5**

- Historic clay nib tiles
- Delaminating
- Estimated 30% of tiles require replacing but it would make sense to replace all with matching tiles to Roof Section 1 and 2
- The damage is not quite as obvious in the photographs in this section so the worst of the areas have been highlighted



**PROPOSAL:**

- Remove all nib tiles and ridge tiles, rescue reusables and set aside
- Inspect timbers, membrane and leadwork, replace as necessary
- Replace with matching reclaimed peg tiles (to match the rest of the building) and the ridge tiles as necessary
- *Sell rescued nib tiles to reclaimed yard for others to use*



- **Further Works: Dormers**

- The timber side cheeks with flashing underneath and behind

**PROPOSAL:**

- Remove timber cheeks, set aside
- Replace timber side cheeks like-for-like if required



- **Further Works: Tiled Fillets**



- The tiled fillet strips between roof section 2 and 3 (circled Red in the figure above) are historic tiles. These will be removed as a matter of course, set aside and then re-seated over the replacement roof tiles in exactly the same position and order.

**PROPOSAL:**

- Gently remove fillet tiles by hand and set aside
- Check to ensure the lime mortar pointing of bricks is in good condition on the vertical step-up wall and replace if necessary.
- Reaffix and seat the original set aside fillet tiles and bed them into the fresh lime mortar on both the replaced roof tiles and the vertical step-up wall



## The North Elevation

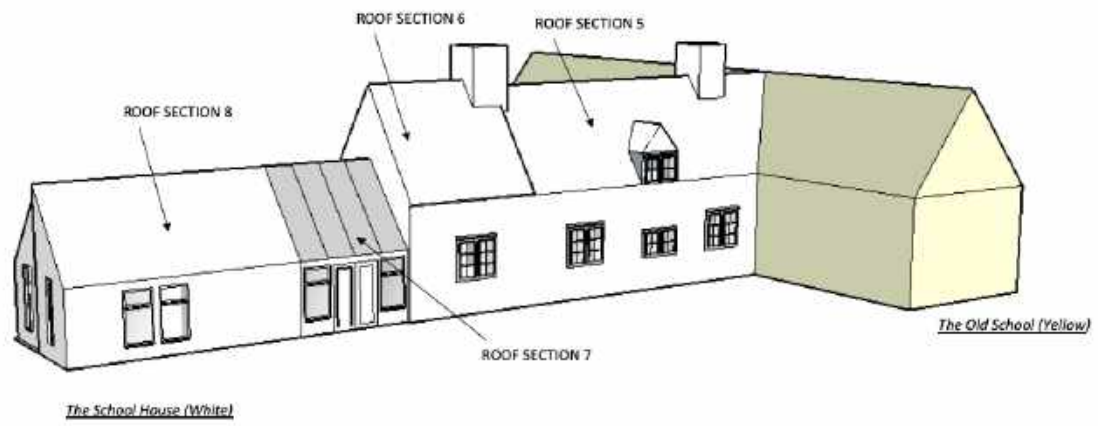


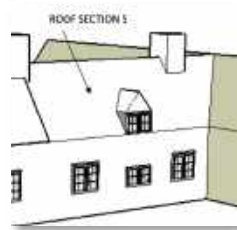
Image 5: The North Elevation





- **Roof Section 5**

- Historic clay peg tiles
- Northern Elevation
- Considerable frost damage to clay tiles
- Expansion damage from freezing wet moss etc
- Estimated 70% of tiles require replacing



**PROPOSAL:**

- Remove all peg tiles and ridge tiles, rescue reusables and set aside
- Inspect timbers, membrane and leadwork, replace as necessary
- Replace with matching reclaimed peg tiles and ridge tiles as necessary



- **Roof Section 6**

- Historic clay peg tiles
- Northern Elevation
- Considerable frost damage to clay tiles
- Expansion damage from freezing wet moss etc
- Estimated 70% of tiles require replacing



**PROPOSAL:**

- Remove all peg tiles and ridge tiles, rescue reusables and set aside
- Inspect timbers, membrane and leadwork, replace as necessary
- Replace with matching reclaimed peg tiles and ridge tiles as necessary



- **Roof Section 7**

- Glass roof. No works required. Protect glass from damage only.



- **Roof Section 8**

- Historic clay nib tiles
- Exceptionally brittle, poor quality, delaminating
- Not stood up to its Northern Elevation
- Considerable frost damage to clay tiles
- Expansion damage from freezing wet moss etc
- Estimated 80% of tiles require replacing but it would make sense to replace all with matching tiles to Roof Section 1 and 2



**PROPOSAL:**

- Remove all nib tiles and ridge tiles, rescue reusables and set aside
- Inspect timbers, membrane and leadwork, replace as necessary
- Replace with matching reclaimed peg tiles (to match the rest of the building) and the ridge tiles as necessary.
- *Sell rescued nib tiles to the reclaimed yard for others to use*



- **Further Works: Dormers**

- The timber side cheeks with flashing underneath and behind

**PROPOSAL:**

- Remove timber cheeks, set aside
- Decorate with white Linseed Gloss for long-term timber protection



- **Further Works: Tiled Fillets**



- The tiled fillet strips between roof section 2 and 3 (circled Red in the figure above) are historic tiles. These will be removed as a matter of course, set aside and then re-seated over the replacement roof tiles in exactly the same position and order.

**PROPOSAL:**

- Gently remove fillet tiles by hand and set aside
- Check to ensure the lime mortar pointing of bricks is in good condition on

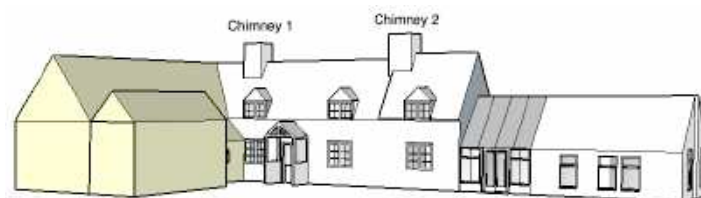
the vertical step-up wall and replace if necessary.

- Reaffix and seat the original set aside fillet tiles and bed them into the fresh lime mortar on both the replaced roof tiles and the vertical step-up wall



### Further Works: Chimneys

- Chimney 1
  - Appears to be all sand and cement
- Chimney 2
  - Appears to be lime and requires repointing



### PROPOSAL: CHIMNEY 1



Chimney 1: Front View



Chimney 1: Rear View

- **Chimney 1**

- Test to check for sand and cement mortar or lime mortar
- Repoint where necessary with NHL 3.5 Lime Mortar, ready mixed with colour and pointing style to match (NHL5 on flaunching)

**PROPOSAL: CHIMNEY 2**



Chimney 2: Front View



Chimney 2: Rear View

- **Chimney 2**

- Appears to be a lime mortar.
  - Hydrochloric Acid test to confirm when scaffold is up
- Repoint with Lime

## THE METHODOLOGY AND MATERIALS SPECIFICATION

### • Roof Coverings – Stripping back

- Strip all tiles that makes up the roof coverings (roofs 1-8)
  - Including the ridge tiles
  - Inspect and set-aside good peg ones for re-use into stillages
  - Dispose of all unusable tiles
  - There may have been repairs previously with nib tiles.
    - Set aside all good condition nib tiles and donate them to the reclamation yard for use in other historic buildings
    - Dispose of failed nib tiles
- Inspect membrane and battens for condition
  - *Liaise with Conservation Officer if work required*
- Inspect insulation for existence and condition
  - *Liaise with Conservation Officer if work required*
- Clear debris from voids and gaps
- Inspect roof structure for signs of decay
  - *Liaise with Conservation Officer if work required*

### • Roof Coverings – Reinstatement

- Make good any additional works in liaison with the Conservation Officer
  - Timber Repairs
  - Insulation
  - BITUMEN membrane and battens
    - Ecologist has advised strongly against modern fabric breathable membranes as bats wing tips can get caught in the fabric.
    - Bitumen is the ecologist preferred material for lining over the joists and under the battens and tiles
- Re-tile onto sound battens
  - Ensure ventilation spaces are free
  - Retile using existing peg tiles from set-aside stillages
  - Mix/blend with matched reclaimed tiles sourced from reclamation yards
  - Sample to be agreed,
  - Match reclaimed replacement tiles to the oldest ones possible
  - Reinststate all ridge tiles

- Obtain matching ridge tiles as required
  - Set in Lime Mortar NHL3, ready mixed, sourced from The Lime Centre, Morestead, Winchester
  
- **Dormers**
  - **In addition to removing roof tiles:**
    - (as per tile methodology above)
  - Remove the timber side cheeks with flashing underneath and behind
    - Inspect for condition
    - Set aside if reusable
    - Replace timber side cheeks if required
      - Like-for-like timber if required
    - Decorate side cheeks with white Linseed Gloss for long-term timber protection
    - Form new soakers
      - New code 3 lead
  - Reinstate roof tiles
    - (as per tile methodology above)
  
- **Tiled Fillet Strips**
  - The tiled fillet strips between roof sections 2 and 3, and 5 and 6 are currently tiles onto lime mortar
    - Remove these as part of the roof strip-off and set aside for reinstatement
    - Number them so they go back in the same order
  - Reinstate and set on a bed of lime mortar NHL 3.5
  
- **Chimneys**
  - Chimney 1
    - Check to confirm its sand and cement pointing
    - It appears in solid, sound condition
  - Leave it, only repair obviously failed areas
    - Repoint where necessary using mortars as in chimney 2
  - Chimney 2
    - Appears to be a lime mortar.
      - Hydrochloric Acid test to confirm
    - Carefully remove failed lime to a depth of 1.5 times the joint height



- Repoint with an NHL 3.5 lime
  - 3 to 4mm aggregate
  - Coloured to match existing
    - Supplied by The Lime Centre, Morestead, Winchester
  - Wash down joints, keep joints damp
  - Apply lime with pointing hawk and fine tuck-pointing irons
  - Use the lime fairly damp / slightly wet, fill the joints so the lime just protrudes past the face.
    - After an hour or so, cut off excess mortar so it sits flush with the surrounding bricks.
    - When lime is 'green', use the 'square-on straight ends' of a natural bristle churn-brush to tamp back the lime. This will ensure any small crevices are filled behind the face and some aggregate is brought to the surface



*Tuck pointer*



*Churn brush*

- **General**

- Any mortars required throughout will be lime
- EG: Verges, pointing repairs, flashings
  - Designs to match existing
  - NHL 3.5
    - Ready mixed bags
    - Colours to match pointing on the house and chimney
    - Sourced from The Lime Centre, Morestead, Winchester
- Leadwork
  - Flashings code 4 lead
  - Soakers code 3 lead

## **IMPACT, JUSTIFICATION AND CONCLUSION**

The impact of this proposal is a highly positive one.

The works are designed to stop any potential roofing-related decay and will enhance the visual appearance as well as contributing to the preservation of the building, its history and the wonderful charm and character of the surrounding village and to be enjoyed by many folk for many years to come.

Also, working on these natural buildings can be their own reward anyway and when you are working closely with nature's ecology at the same time, in this case potentially the bats, then it really can be doubly-rewarding.

To conclude, this will be well worth the effort on all considerations. This building is truly an asset to everything around it.

## **ACCESS STATEMENT**

Access requirements are set out in Part M of Building Regulations, "Access to and use of Buildings". In this case of conservation / Restoration works are relating to the roof areas so the applicability of Part M is limited.

With that said, the contractors will ensure that easy access is available throughout as consideration will be given to scaffold placements and materials storage so as not to cause a hazard, albeit it a temporary one.

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