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Re roof front of house  
The Three Horseshoes  
22 Main Street  
Market Overton  
Rutland LE15 PL

### Design and Access Statement

This proposal is for reroofing the front elevation to The Three Horseshoes in Market Overton. This is a Grade II Listed property that had been a village public house, but now converted to a residential home. The existing roof is inappropriate for a listed building, and the client seeks approval to change the material to one more suitable.

The property was listed grade II in 1954 with a simple listing statement:

*Public House of C18. Painted rubble stone and C20 tile roof with 2 brick and stone ridge stacks. 1½ storeys of 2 3-light wooden mullion and transom windows with 2 3-light dormers over. Central door and covered carriageway to left.*

There have been a number of planning and listed building applications associated with this property in recent years; no drawings are available on the council web site to determine fully the extent of the approved works listed:

1977/0027/HIST: alterations to the building. No details are available for this application but it is assumed that the alterations were associated with the earlier public house use

F/1995/0723: change of use and conversion of public house to residential dwelling

L/1996/0338: removal of render to front elevation and repointing of the stonework

F/1998/0234 and L/1998/0235: alterations to the property including new windows and doors at the rear, new dormer windows at the front, and demolition of a single storey modern wing at the rear plus a new double garage.

LBA/2000/0803: replacement of 2 ground floor windows at the front, reinstatement of the door canopy, and replacement of the glass in the front door. A replacement front door was not allowed at this time

LBA/2002/1051: internal alterations for a new kitchen and shower room.

2020/1311/FUL and 2020/1312/LBA internal alterations and replacement of windows, rooflight and 3 external doors

This proposal is to change the roofing material on the front elevation only. The existing roofing material on the front is an asbestos cement slate. This was installed in the early to mid 20<sup>th</sup> century and is now covered in moss and requiring replacement. From historical photos this roofing did replace a colleyweston roof. It is noted that the rear is roofed in a brown plain tile. There are no plans to change the rear roof in this application. The immediately adjacent roofs are currently colleyweston to the North and brown concrete plain tiles to the south.



Three Horseshoes in late Victorian period with colleyweston slate roof



Three Horseshoes early/mid 20<sup>th</sup> century with new asbestos slate roof



Existing front elevation of the Three Horseshoes

This proposal is to replace the asbestos cement slates with a natural slate. An artificial colleyweston has been suggested but not supported by the conservation officer. A natural blue gray slate is thus proposed. As this work will require the replacement of roofing felt and tile battens, it is proposed to add rockwool insulation into the sloping ceilings at the front of the house and add fibreglass insulation at horizontal ceiling level as well. The modern roofing felt will allow for moisture movement which will thus avoid issues of interstitial condensation. This work can be done from above so that no internal finishes will be disturbed.

### **Impact of the work on the listed building**

Whilst the proposal is not to reinstate the colleyweston roofing, establishing a slate roof is a local traditional material, it is common throughout the centre of the village and will thus look more appropriate than the existing asbestos slate.

993 DAS  
16 November 2023