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Alterations to conservatory roof
The Hollies, 14 Priory Road,
Manton
LE15 8ST
for Mr and Mrs Camp

Design and Access Statement and Heritage Impact Assessment (2023/1205/FUL)
Historic England List Entry Number: 1288111

This proposal is an application for alterations to the roof of the existing conservatory located on the north elevation of 14 Priory Road, Manton. The property is a late seventeenth century house built in various stages out of coursed rubble ironstone and limestone with natural slate and Colleyweston and Welsh slate roofs. It is listed Grade II. At the rear of the property on the eastern side is a modern 2 storey flat roofed extension, dated to 1961. The conservatory is a hardwood conservatory and was constructed in 1997.



West elevation of house



West elevation of conservatory



North elevation of conservatory



East elevation of conservatory

The house was listed in 1984 as follows:

House, gable end to street, with datestone now illegible, but probably late C17 or early C18. Coursed and banded rubble with big ashlar quoins. 2 storeys, and the house is in 3 sections: to the left a low bay with welsh slate roof, coped gable and gable stack. Sash window with stone architrave and keystone to 1st floor, and gabled porch below - middle bay is higher, and has canted bay window to ground floor, with sash with stone architrave.

The planning history of the house is as follows:

L/1992/0562 Internal alterations to dwelling house.

L/1992/0609 Alterations to dwelling to include replacement rear door; replacement windows and rebuilding of rear wall to outbuilding.

F/1997/0175, L/1997/0176 New conservatory and alterations to enable construction of conservatory.

LBA/2000/0403 Insertion of first floor window to east elevation and second floor window to north (side) elevation of dwellinghouse.

LBA/2009/1285 Installation of multifuel stove and chimney liner.

APP/2011/0096, APP/2011/0097 Construction of single storey extension to side (east) elevation of dwellinghouse.

2017/0539/LBA Replacement of glass panes with 16 made-to-measure slim profile double-glazed panes with crown glass on the exterior pane without increasing the depth of current glazing bars to first floor main bedroom sash window (application withdrawn).

2018/0420/LBA Alterations to house to create an additional shower room, plus alterations to windows.

The conservatory was constructed in 1997, and is constructed with double glazed windows and roof, all set in a hardwood structure with a low-level stone base. The Western elevation of the conservatory projects forward of the main house and includes a gable structure over the central double doors, as required by the Council Planning Officer when the original planning application was submitted. This roof structure has, since construction, been problematic, and despite the addition of a high-level metal strap, the roof is not stable and movement in the structure has resulted in constant water leaks.



This year the expert glazier from Melton Glass Ltd has advised that he is unwilling to attempt further work to cure leaks in this area as it is very likely to be ineffective owing to the basic instability of the west facing gable structure. Following an assessment by Stamford Roofing, they have confirmed that the basic hardwood frame can support a traditional roof. It is thus proposed to remove the existing double glazed roof structure and replace it with rafters and ceiling ties, with a reclaimed Welsh slate finish. The roof will then also be able to be fully insulated to current standards. The problematic gable over the western doorway will be omitted and a simple duo pitched roof will be adopted. The ridge will be a lead roll ridge to replicate the detail of the existing conservatory roof. A new timber fascia will be added, and the rainwater goods will be replaced.

The roofing slate will match the roofing material on the adjacent north bay of the main house. As the change in material will match an existing roofing material the visual impact on the listed building will be an improvement on the existing glass roof.

The height of the roof will be raised slightly to accommodate battens and roofing finish which will thus require a new lead flashing to be dressed into the existing house external stone wall. The existing lead flashing is a stepped flashing. This is not typical of a traditional stone house. The proposed flashing will be straight and will run parallel with the roof finish with a 25mm dressing into the existing masonry.

The slight raising of the height of the roof, could potentially impact visually on the north elevation of the main house. However, this elevation is quite simple with a single first floor window and circular ground floor window. The orientation of the house, set at right angles to the road, also means that this is the rear elevation of the house; no details on the listing refer to the north elevation and as the distance from both windows will barely be affected, the visual impact on the listed building will be minimal.

Visually, by removing the western gable over the doors of the conservatory the visual focus will return to the main west elevation of the house. The overall proposal will thus look simpler and look less fussy and thus will not be detrimental to the setting of the listed building. There will be a very small physical impact on the existing masonry from the 25mm chasing.

994DAS
28 November 2023