

**MARSTON'S PLC**

**Design & Access Statement for the White Lion 10 High Street,  
Thornbury, BS35 2AQ**

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# Design & Access Statement for the White Lion 10 High Street, Thornbury, BS35 2AQ



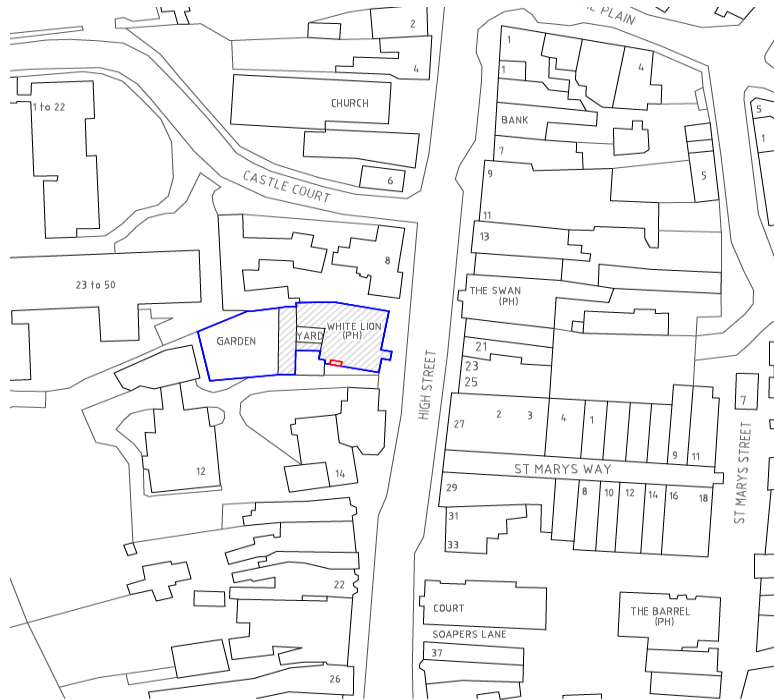
## 01 Introduction:

This statement is prepared in support of the listed building application that relates to the White Lion, Thornbury, South Gloucestershire.

The proposed works are to re-roof the majority of the structure, replace two dormer windows and skylights located at the rear of the property and make numerous to windows particularly at the front elevation which are suffering from rotten frames.

The intent is to make good the existing roof utilising reclaimed tiles, carry out all joinery which is required to fix the windows. The joinery will consist of splicing and replacing sections of wood with mouldings to match and some resin repairs to retain as much of the old timber as possible.

## 02 Location Plan:



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**IDENTIFICATION PURPOSES ONLY NOT TO SCALE**

## **03 Listing Status:**

### **Details**

THORNBURY HIGH STREET 4/51 (West Side) ST 6390 21.9.52 No 10 (White Lion)  
(formerly listed as White Lion Hotel) GV II

C18 remodelling of mid-C17 building. Rendered. Slate roof. Two storeys. Three windows plus one in projecting wing to south, with half-hipped roof: mixture of 2-light casements and glazing bar sashes; bays on ground floor, one 2 storeys to right of 4-panel door. Projecting Doric porch with large cast-iron lion above. Interior: Stop chamfered beams, one double ovolo moulded; one ovolo moulded mullion survives in south elevation; 2 good twisted baluster staircases with ball finials. These features C17 or early C18.

Listing NGR: ST6365390077

Legacy System number: 34954

Legacy System: LBS

## **04 Proposed Design & Development:**

### **Proposal**

This schema is proposed to re-roof the majority of the structure as shown within the included Drawing Package.

### **Proposed Developments**

- I) Erect scaffolding to complete works below
- II) Strip majority of roof to timber battens allowing for 20% breakages and replace with reclaimed tile to match
- III) Supply and fit new timber battens and new breathable membrane where needed to address rot and felt support trays
- IV) Allow the installation of new Lead Flashing/Soaker where applicable
- V) Re-ridge roofs where applicable with a 3:1 ration of sand and cement
- VI) Replace all lead sections of gully pipe and replace with PVC and revamp existing internal drainage system to external outlets

- VII)** Carry out repairs to render at the front and side elevation and make good windows with degrading timber frames
- VIII)** Permission to replace the two dormer sash windows to match existing
- IX)** Permission to clear flat roof at the rear and install bespoke skylight and finish to match existing

## **05 Design of Development:**

The works proposed are to improve the look of the public house and retain as much of its original features preventing an ingress of water leaving the public house prone to water damage.

The skylight works are proposed as during heavy rainfall both have an ingress of water which has cause some damage to the flat roof area, the works proposed are to fix the damage and prevent any future structural works which will prove detrimental to the historic fabric.

The replacement dormers are needed as the frames are rotten past any repair. The window will be replaced like for like retaining to the rounded moulding along the sash.

## **06 Use and Amount:**

The White Lion is used as a Public House and Private Living Quarters. The multitude of repairs are to prevent further damage as it is important to keep the outside elements at bay to prevent further damage to roof framework, windows and walls where more intrusive work which will result in the loss of more historic fabric.

## **07 Access:**

The public house will be cordoned off as works are taking place to ensure that there are no H&S risks to occupants or staff and any works to the public areas. Patrons can still enter at both of the front entrances so there is no effect on Trading Hours.

Where high level works are required, the contractor will use access equipment specified for the required use and the affected area will be secured against public access as required.

Following the works, the property will continue in its current use as private accommodation and public house.