

5 Church Street, Bridgnorth, WV16 4EQ

Proposal to Clad Existing Conservatory in a Fibre Cement Slate and Felt Finish

Background

Planning permission was granted for the demolition of the existing conservatory to replace it with a garden room (Ref 22/00584/FUL) in April 2022. The main reason is that the conservatory is West facing and it is too hot in the summer and too cold in the winter to use.

Pictures of the conservatory from inside 5 Church Street are shown below:



Existing View from 1st Floor Landing Window



Existing View from 1st Floor Bedroom Window



Existing Rear Elevation

Current Status and New Proposals

However due to cost implications, this project is not proceeding. Instead it has been decided to cover the existing conservatory in a fibre cement slate to match the main roof and felt finish to the side panels.

I enclose the Existing Plans.

There are no Proposed Plans provided as the structure will remain the same.

I attach the Technical Brochure from Cembrit for the type of slate to be used: Jutland in Blue/Black finish and some samples are shown below.



Sample Ridge Tile



Sample Tile for main pitched slope

It is proposed that the majority of the glass will be covered, including the side triangular cheek panels, leaving only four ridge panes nearest the house as glass as existing to let the sunlight into the house.

The pictures below show the proposed roof coverings in blue and the side triangular cheek panels to be covered in lead flashing coloured black:



Proposed Glass Areas to be Covered based on Existing Planning Drawings

Due to the low angle sloping nature of the two side panels, it is not possible to fix tiles or slates to this section of the roof. Therefore these parts will be covered in felt.

Example of a felt finish is shown below for the two sloping sections:



Neighbouring Property

The adjacent property, 4 Church Street, has a single storey extension which has a slate pitched roof and shingle covered felt flat roof as shown below. The proposal will have not detrimental impact on the neighbouring property.



Builder's Method Statement

A scaffold tower will be erected to the front of the conservatory to access the roof.

All of the glass will be removed carefully from the roof and side panels leaving only four panes of glass for light and the front glass on apex.

The roof and all areas will then be boarded using a grade 3 osb board. This will be fitted on top of the timber structure throughout.

The two sloping roofs to each side will be felted using a 3 layer torch on membrane to a completed finish.

The main pitch to the roof will then be lathed and felted using breathable membrane and 25x50mm batten.

New fibre cement slates will be fitted to cover the roof using lead strips to seal onto the glass areas. All ridge tiles will be used to complete the apex.

The side cheek triangle areas will be leaded using code 4 lead and have a detailed overlap on each section of lead.

All copper fixings will be used when applying the leadwork.

The Builder recommends the felt as it would blend in the most.

Comments from Conservation Officer

From: Ben Williscroft <Ben.Williscroft@shropshire.gov.uk>

Date: 18 September 2023 at 11:49:42 BST

To: Halina Mackernan <[REDACTED]>

Subject: RE: Re-roof areas of rear conservatory at 5 Church Street Bridgnorth

Dear Halina,

I don't have any principle objection – does you builder/contractor, have an idea as to what they want to use specification wise? I would be happy to have a matt dark grey colour finish to match that of a typical plain clay tile/slate, so that it would blend in and be visually inconspicuous.

Kind regards,
Ben

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Our organisation is working flexibly, so if you've received this email 'out of hours', whilst it suits me to email now, I do not expect a response or action outside of your working hours.

From: Halina Mackernan <[REDACTED]>

Sent: 15 September 2023 13:04

To: Ben Williscroft <Ben.Williscroft@shropshire.gov.uk>

Subject: Re-roof areas of rear conservatory at 5 Church Street Bridgnorth

You don't often get email from halinamackernan@btinternet.com. [Learn why this is important](#)

Dear Ben

I was given your name by the Planning Services Department of Shropshire Council who advised me that you are the Conservation Officer for Bridgnorth Shropshire North Area.

I am about to submit a Householder Application to change the covering of my conservatory in Church Street Bridgnorth as it faces west and is either too hot or too cold to use. I do not have the money to rebuild it so I am looking to cover it. The slope is too shallow in parts to use slate or slate substitute. I have had quotes from a roofer who recommends either a felt layer system or GRP and I would like to know what is acceptable before I submit the application. There is no change to the elevations.

I look forward to hearing from you.

Kind regards
Halina Mackernan



Enc:

1. Cembrit Brochure
2. Existing Floor Plan

Daniel Mackernan, on behalf of the freeholder Halina Mackernan

19 September 2023