

Design Access Statement

I am intending to lower height of existing barge boards and fit a slate undercook on top of bargeboards. I will be using slate as it is an old material. I will extend battens if required and extend roof with matching

plain tiles which equal 165mm. These tiles will be laid in a lime mortar on top of slate verge as I feel this will give the roof a neat finish.

This work needs to be done as the oak at the front of the building has deteriorated over the years and this remedial works will prolong the life of the building for generations to come.

The works will be accessed by constructing a scaffold to the front elevation for which I will need a partial road closure and scaffold permit. Ladder access to scaffold will be from our patio area.

Access to the building will not be affected during the works.

1) Special Architectural and Historic Interest

The property has a lot of history and has been a Public House and Post Office hence the name.

2) Setting

We are attached to a larger property of the same age.

3) Fabric

The front elevation is plain rendered gable end with patterned render to first floor with oak beam surround. Ground floor is close vertical oak beams with plain render panels.

Below ground level is very messy brickwork.

4) Features

The building is probably the most interesting construction in the village and gets many admiring viewers passing by.

5) Principles

We are trying to maintain the look of the building and using matching materials. I think the proposed works will enhance the look of the building.

6) Justification

The proposed works I feel will enhance the look of the building and remedy the discharge of rainwater to the front elevation which has caused a lot of decay over many years.

7) Mitigation

All materials will be second hand to match existing and blend in with the existing building and will not be noticeable to the local community.