

Willow Cottage, The Green,  
Dinton, HP17 8UP

APPLICANT: Mr & Mrs Rimell

Distribution: Buckinghamshire County Council (AVDC)  
Client  
File

## 1. The Site and Surrounding Locality

### **Brief description of the site**

Willow Cottage sits within the Dinton Conservation Area, but on the edge of the village. The cottage is relatively isolated from the other dwellings in the village, accessed via a lane off The Green where that lane leads to Willow Cottage and Hermits Cottage.

The dwelling sits to the north west corner of the site, with tended gardens by the cottage and a paddock and tennis court to the south east section of the site.

The applicant owns a further field/paddock to the south of site.

### **Brief history of the site**

The official Listings entry is as follows:

*Cottage. C17, with C20 rear addition. Witchert, colourwashed and rendered. Half hipped thatch roof. 2 bays and 1 1/2 storeys. Central 2 leaf door. 3-light casements. Left hand eaves dormer. Central stack of old thin bricks forming lobby entry plan type. Rear addition 2 storeyed with thatched roof.*

*Listing NGR: SP7607310578*

The entry seems to be out of date, not taking into account the further C20 extension under a plain tiled roof.

Both C20 extensions are of modern brick faced cavity wall construction. The extension relating to the 1976 planning approval is under a thatched roof, but with a felt covered flat roof link structure between the original cottage and the main 1976 extension.

## Willow Cottage, The Green, Dinton, HP17 8UP

A further extension was added to the front of the 1976 extension, although this extension is not shown on the Planning Register. The drawings for that subsequent extension are dated October 1998, indicating the extension was probably built in 1999.

### 2. The Works

This application is for the replacement of the felt roof covering to the link flat roof structure, replacing that covering for a more durable EPDM single ply membrane and, as part of that procedure, improve the thatch-to-flat roof detailing and upgrade the flat roof insulation, anticipating that the insulation levels are likely typical for a 1970's flat roof- largely non-existent.

The existing felt roof covering is presently leaking in at least two locations, partly as a result of deterioration in the felt covering, and partly as a result of poor detailing.

The thatch covering to the original cottage sits on the flat roof covering, making it extremely hard/impossible to properly detail the felt roof covering under the thatch and, by way of the thatch sitting on the felt roof covering, the thatch material in question is subjected to accelerated decay, as it acts as a wick to moisture on the flat roof and cannot dry out fully.

At the rear left corner of the flat roof, the eaves gutter to the flat roof stops short of the end of the flat roof because the thatch is in the way. Additionally, the lead flashing provided at the junction of the thatch and timber cladding, under the flat roof eaves, is not, and cannot currently be, dressed in sufficiently to suitably weather the junction detail.

The combined result of these awkward details is rainwater ingress below the back left corner of the flat roof, wetting the wickert wall fabric below, to its detriment.

To the front of the flat roof there are areas where the felt covering is simply leaking as a result of weathering deterioration.

The thatch covering to the 1976 extension in contrast sits clear of the flat roof covering.

To get at the flat roof covering, the thatch sitting on the flat roof needs to be stripped back to let the roofing contractor work on the flat roof covering. Once done, the thatch can be redressed, but kept clear of the flat roof covering, as is the case with the thatched eaves opposite. It makes no sense to reinstate the thatch back onto the flat roof covering.

To resolve the problem junction area to the back left corner of the flat roof, we propose to introduce a baffle detail, comprising an angle fillet kerb, approximately 50mm tall, set on an angle to direct flat roof rainwater run off away from the problem corner and into the gutter.

# HERITAGE STATEMENT

## Willow Cottage, The Green, Dinton, HP17 8UP

The lead flashing detail under the eaves can be properly dressed into the thatch as part of the thatched eaves tidy up procedure.

The Master Thatcher charged with adapting the thatched eaves would need to work the thatch top suit the baffle arrangement.

These proposals seem to us to be a logical approach to resolve, for the long term, a currently problematic situation.

The rear wall to the flat roofed section of the property is timber framed at first floor level, and weathered externally in matchboard cladding. This timber framed detailing dates from the 1970's and is of conventional modern construction, anticipating modern 4x2 stud work, with little or no insulation between the studs. The matchboard cladding is conventional interlocking tongue and groove profile, of one of the attached images. The stud detailing and cladding has no historical merit or importance.



The matchboard cladding is in a poor condition, with decay in end sections by the thatch dressing. The cladding will be replaced to match existing, with the new thatch abutment flashing dressed behind the cladding. Insulation between the modern studs will be upgraded, a new outer breather membrane dressed across the stud work and the new cladding fitted onto vertical battens.

# HERITAGE STATEMENT

Willow Cottage, The Green,  
Dinton, HP17 8UP

## 3. INVESTIGATIVE PHOTOGRAPHS





# HERITAGE STATEMENT

Willow Cottage, The Green,  
Dinton, HP17 8UP





# HERITAGE STATEMENT

Willow Cottage, The Green,  
Dinton, HP17 8UP





# HERITAGE STATEMENT

Willow Cottage, The Green,  
Dinton, HP17 8UP



View across flat roof. Viewing from front to rear.  
Thatch to left slope sits on flat roof. Thatch to 1979 extension clear of flat roof.





# HERITAGE STATEMENT

Willow Cottage, The Green,  
Dinton, HP17 8UP





# HERITAGE STATEMENT

Willow Cottage, The Green,  
Dinton, HP17 8UP



Water ingress under back left corner of flat roof, wetting roof frame and witchert wall fabric.