

DESIGN & ACCESS STATEMENT & HERITAGE STATEMENT
3 Old School House Duncton GU28 0JZ



SITE

The application site is in Duncton village within the South Downs National Park. The property subject to this application is the right-hand 2 storey house of a terrace of 3 houses that used to form the old school house.

PLANNING HISTORY

Reference	Date	Description	Status
02/02672/LBC	22 Nov 2002	Remove uPVC French window and replace with wooden frame containing individual double glazed units.	Permit
02/01183/LBC	01 Jul 2002	Two storey extension to west elevation to replace existing single storey extension, replacement of east and south boundary fencing with 2m high brick wall.	Permit
01/02128/LBC	08 Jan 2002	Two storey extension to west elevation to replace existing single storey extension and replace of east and south boundary fencing with 2 metre high brick wall.	Withdrawn
93/00358/DOM	04 May 1993	Detached double garage in rear garden.	Permit
93/01165/LBC	06 Sep 1993	Velux window.	Refuse

PROPOSAL

The proposal is to remove the existing roof tiles and ridges which are handmade plain clay tiles. The existing battens and felt will also be removed. The previous occupants applied a foam insulation coating to the underside of the roof which appear stuck to the underside of the existing tiles which makes re-using the existing problematic. The appendix contains photos of the existing roof.

New felt, battens and replacement Heritage tiles will be added with no additional roof build-up (see section).

METHOD STATEMENT

- 1 Erect scaffold as necessary to carry out works.
- 2 Strip off existing defective roof tiles and clear away.
- 3 Strip off existing felt and batten back to bare rafters.
- 4 Fix new 25mmx 38mm treated soft wood battens and breathable felt over existing roof structure.
- 5 Fix new clay plain tiles over new battens. Tiles at edges and every 4th course to be nailed with 38mm aluminium nail
- 6 Fit bonnet hip tiles and hogs back ridge tiles to match style of existing as work proceeds. These tiles to be bedded on Hydraulic Lime Mortar (NHL 5).
- 7 Clear away spoil and remove scaffolding on completion.

DESIGN

1. USE

The use of the building is residential and this proposal won't alter this.

2. AMOUNT

No additional increase in volume requested

3. LAYOUT

No Change

4. SCALE

No Change

5. APPEARANCE

The new tiles are from Heritage Clay tiles limited and are the Conservation Weathered clay tile with ornamental club tiles from heritagetiles.co.uk (<https://heritagetiles.co.uk/index.php?p=tile-details-conservation-weathered>).



Conservation Weathered clay tile

ACCESS

1. VEHICULAR ACCESS

No change

2. PEDESTRIAN ACCESS

No change

3. LANDSCAPING

No landscaping is included in this application

HERITAGE STATEMENT

Listing details

List entry Number: 1026546

Grade: II

Date first listed: 22-May-1985

Details

OLD SCHOOL HOUSE COTTAGES, 1-3

SU 91 NE DUNCTON DUNCTON VILLAGE

13/127 Nos 1-3 Old Schoolhouse Cottages II

Originally the village school, now three houses. Mid C19. Two storeys. Four windows. Stone rubble with window surrounds and quoins of Roman cement. Tiled roof. Casement windows. Two pointed doorways. Gabled projection at each end of the original portion. Later and larger gable projection (No 1) forming an L to the north-east.

Listing NGR: SU9613517533

IMPACT ON THE LISTED BUILDING

The proposed re-roofing will improve the aesthetic of the property as the missing and slipped tiles will be fixed.

It is considered that the proposal will not have any impact on the significance of the listed building or the setting of other listed buildings nearby. There will be no additional roof build up so the new tiles will adjoin the neighbouring property's roof without an obvious join.

APPENDIX



Photo 1 – Inside of the loft showing the existing spray foam insulation.



Photo 2 – Front right elevation



Photo 3 – Front elevation



Photo 4 – Rear elevation roof



Photo 5 – Right elevation roof