

Design and Access Statement.

8 February 2024
Our Ref. 2416

Replacement roof finish and associated works at The Mill, Hamslade Hill Oakfordbridge, Bampton, EX16 9JA.

Existing Property

The Mill is a grade II listed building, records date from 1751 AD.

The property is a two storey Mill over a leat and two storey attached dwelling in stone construction. Its appearance from Mamslade Hill is as one building, with the front wall and ridge running parallel to the road.

Since its original construction it has had at least two of lean-to extensions noted in the listing, these are likely to be in masonry and a flat roofed dormer above the rear extension. In its original form it will have had a thatched roof and will have been re-roofed on several occasions, most recently with slate.

The existing slate roof has been coated in bitumen prior to its listing in 1966.

This is only really a temporary measure as ultimately it leads to accelerated deterioration of the substrate due to a lack of air movement and condensation formation under the tiles. This results in frost, rust and rot damage, which has been the case here.

Roof valleys and chimney flashing are in lead.

Planning History

Previous Planning Applications

Nothing significant or to the exterior of the property.

Proposed Works

The existing slate roof on the building has severely deteriorated, its coating of bitumen, which has held the slates in place and provided an additional layer of weather protection has caused moisture build up in the slate, battens and adjacent timbers causing an inevitable loss of strength to the point that sections of the roof are beginning to collapse. There is also evidence of woodworm. This poses a risk to the safety of the occupants, the Heritage Asset and the public. The proposed replacement of the slate roof will be carried out in accordance with the following design principles and concepts:

- The new slate roof will be similar dark grey natural slate as the existing roof.
- The new slates will be installed using traditional methods and techniques.
- The new slate roof will match the existing roof in terms of pitch, profile, and detailing.
- The new slate roof will ensure that it is in keeping with the character and appearance of the building and its surroundings.

Capcad Architecture is the trading name for Capcad Ltd.
4 Bathern Road. Exeter. Devon. EX2 7QE - Tel 01392 360566
Mob 07967 602233 - www.capcadarchitecture.co.uk
email capcadltd@gmail.com

The existing slate roof is an important feature of the building and contributes to its character and appearance.

Access

The proposed replacement of the slate roof will not affect access to the building or its surroundings.

Conclusion

The proposed replacement of the slate roof on the Grade II listed building will be carried out in accordance with the design principles and concepts outlined in this Design and Access Statement. The replacement of the slate roof will ensure that the building remains in good condition and that its historical and architectural importance is preserved.

Documents which accompany this application are:

- 2416 - Design and Access Statement
- 2416 - Statement of Significance
- 2416 - Schedule of Works,
- 2416 - Heritage Statement
- 2416 - 01 - Existing drawing
- 2416 - 02 - Proposed Drawing
- 2416 - Site Location

Supporting photographs



Fibre cement slate with reinforced bitumen coating

Prepared by: Capcad Architecture. 4 Bathern Road. Exeter. EX2 7QE.