

Design and Access Statement

Replacement roof coverings at

24 Middle Street

Nafferton

East Yorks.

YO25 4JS

Listed Building Consent for replacement of the existing
roof coverings

February 2024

1. INTRODUCTION

1.1 This document is prepared in support of the application for retrospective Listed Building Consent for replacement of the existing roof coverings at 24 Middle Street, Nafferton YO25 4JS

2. PROPERTY LOCATION

2.1 The application site and existing dwelling at no. 24 lies to the east side of Middle Street, Nafferton.

2.2 The address is within the Conservation Area of Nafferton.

2.3 The existing dwelling is a Grade 2 Listed Building.

3. THE PROPERTY

3.1 The existing dwelling at 24 Middle Street is a double fronted Georgian style 2 storey dwelling house of brick and pantile construction of late C18/early 19th century.

3.2 The property was Grade 2 listed on the 25th January 1985 under listing reference 1162145

4. DESCRIPTION OF THE WORKS

4.1 The retrospective Listed Building application is for the removal of the existing defective roof coverings and protective underfelt and for the reinstatement of roof coverings with clay pantiles.

4.2 The works as applied for required to be urgently undertaken following the failures of the existing roof fabric during and following the recent storms which have taken place during October/November and December of 2023. The storms which comprised high winds and severely heavy rainfalls rendered the dwelling to be almost uninhabitable in that severe leakages of the roof envelope occurred requiring the Applicants to live in damp conditions with numerous receptacles to catch water ingress during those storms.

4.3 Investigation of the roof finishes and the underlying waterproof underfelt concluded that the existing clay pantiles were in extremely poor condition with their structural integrity severely compromised through age deterioration, with almost all of the tiles spalling and breaking into pieces thereby rendering their reuse impossible. Similarly, the waterproof layer of sarking felt which had previously been laid at some time in past (most probably pre 1985), by previous owners, was of extremely poor quality, none breathable, and which had rotted through thereby rendering the whole waterproof roof finish as being nearly none existent.

4.4 The applicants therefore had to as a matter of urgency, source a new replacement roof covering by way of an urgent repair of the overall roof waterproofing fabric, and to this end, a professional firm were engaged to undertake the work without delay. It is clear that the applicants did not at that time realise that a Listed Building Consent was required to do this, as they understood the work to be a matter of repair to the roof.

4.5 The works which have been undertaken have been carried out professionally and the resulting roof finishes have successfully achieved an attractive finish which respects the character of the Listed Building itself as well as the character of the area as a whole.

4.6 All of the defective roof coverings have been removed and also the underlying rotten roofing felt. The existing roof structure was thereby exposed and found to be in good order whereby new tiling lathes were secured through breathable waterproof sarking felt onto the existing rafters beneath. The whole of the roof surfaces to the front and rear elevations were then finished with red clay pantiles to achieve the desired external appearance pertinent to the area and to render the dwelling waterproof.

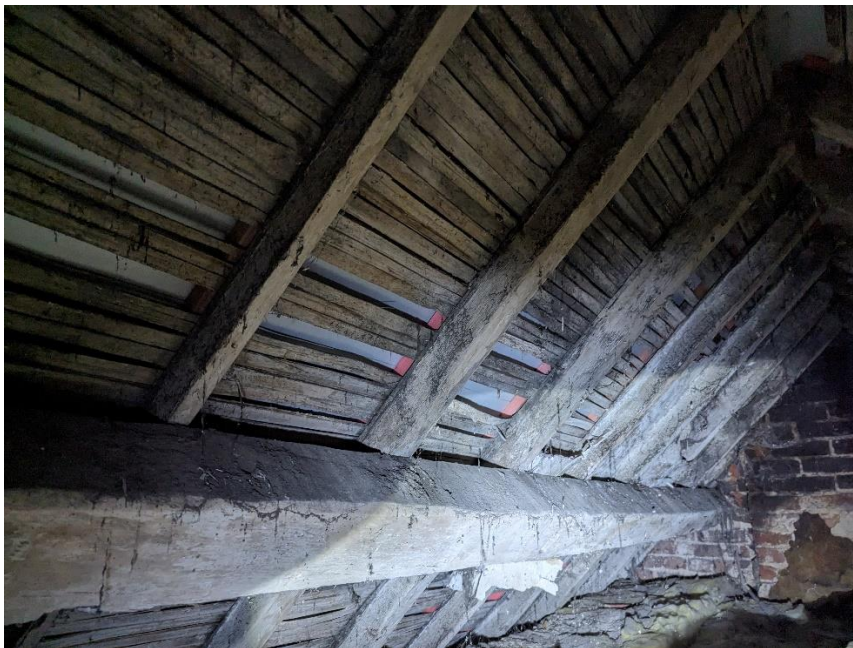
5. SUPPORTING PLANS AND PHOTOS.

5.1 The plan attached (drawing no. 1053-01A), is the scheme drawing which identifies for you the existing and subsequent plans, sections and elevations of the property and clearly shows the areas where works to the roof have been undertaken. In addition, the sections through the building identify areas which have been deliberately retained because of their historical importance whilst at the same time removing some 1970's ill informed additions (vis a vis the polystyrene underdraw to part of the roof slope internally.)

5.2 The photos as shown below help to identify features within the existing roof space and features of the original construction which have been acknowledged as being important to the heritage of the original cottage and which have been retained by the Applicant as important features of it's original construction. In particular the retention of the existing tiling lathes and pargetting to both the front and rear roof slopes.



External appearance of the rear roof slope after stripping off roof tiles and roofing felt, to expose the existing pargetting and original tiling lathes, all of which have been retained during the course of the works.



Internal photo of the front roof slope which shows the retention of the existing tiling lathes and original roof construction.



Internal photo of the rear roof slope which shows the retention of the existing tiling lathes and original roof construction.

6. CONCLUSION

6.1 It is felt that the proposal as shown and works which have been undertaken in a totally proper and professional manner, were somewhat forced on Mr.& Mrs. Wild by way of the storms which were occurring at that time, and therefore Mr.& Mrs. Wild had absolutely no alternative but to implement with urgency the works needed to make their home watertight.

The resulting replacement of the roof as finished has achieved a most attractive appearance and as a result, it helps to secure the continued good order of the property not only for Mr.& Mrs. Wild, but also for future generations also.

We would therefore welcome your support for this retrospective application and for you to issue a subsequent approval.

Heritage Statement

1. THE PROPERTY

1.1 The existing dwelling at 24 Middle Street is a double fronted Georgian style 2 storey dwelling house of brick and pantile construction of late C18/early 19th century.

1.2 The property was Grade 2 listed on the 25th January 1985 under listing reference 1162145.

1.3 The property is described as below:

House. Late C18/early C19. Light brown brick in stretcher bond, stone dressings, pantiled roof. 2 storeys, one bay. Flagstone step to boarded door under wedge lintel to right, sliding sash with glazing bars and sill under wedge lintel to left. First floor has sliding sash with glazing bars and sill. Dentilled brick eaves cornice, end stack, plain close verges.

1.4 Other Listed Buildings nearby.

Other Grade 2 listed buildings are nearby at nos. 7, 20,26,31,33 and 34 Middle Street.

The works as applied for will have and have had no detrimental effect on any of those Listed properties, nor in fact any detrimental effect on the host property at no.24 Middle Street.

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VENTURE architectural

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