



Wakes Cottage, Selborne

Design and Access Statement

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Top: Front elevation as seen from the High Street, with The Wakes beyond.

Bottom: View of the rear of the house from the garden of The Wakes.

1. Introduction

Wakes Cottage is a small 19th century house sitting on the High Street in Selborne. It is grade II listed and sits within the Selborne Conservation Area. A Heritage Statement forms part of this application.

The house has recently been acquired by new owners who are committed to its careful repair. They plan to carry out a range of works to repair and modernise the interior fittings while carefully conserving the fabric and reinstating traditional materials. The most urgent initial works are to the roof, which is currently allowing rainwater into the house. This application for listed building consent is for the reroofing of the main roof.

This design and access statement is written as part of an application for listed building consent for works proposed to the house.

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Top: Front elevation as seen from the High Street, with tiled roof and hung tiles to the front elevation.

Bottom: View of the rear of the house from the garden of The Wakes showing the colour and texture of the roof finish and the roof's camber.

2. Evaluation of the house and site

Wakes Cottage sits adjacent to and is conjoined with the western part of The Wakes, facing the High Street. It has a double pile plan with a central staircase and fireplaces back to back on the internal partitions. The roof has two main pitches running front to back, expressed as gables on the front and rear elevations. These are linked by a further pitched roof running parallel to the front elevation. A small area of flat roof, currently roofed in built-up felt, sits between the two main pitched roofs to the rear.

The roof has undulations that reflect the historic sagging and bowing of the underlying roof structure. The clay tiles are traditional hand-made peg tiles and have a variation in colour and texture across the roof surface. The primary view of this house is from the road at the front, where the colour and patina of the tiles on the roof and carried onto the front façade form an important part of its character. It also has an important view from the rear as it is visible from within the garden of The Wakes.

3. Design principles

The aim of the works is to provide a weathertight roof to the house to stop water ingress and subsequent damage. The roof will need to be insulated as part of this to comply with the Building Regulations and to improve the thermal performance of the house, ongoing running costs and to reduce its carbon emissions. The aim is to carry out both of these without having a detrimental effect on the appearance and significance of the house. This means that the undulations in the roof structure will be maintained and not corrected unless they are found to be enabling water ingress. The colour and texture of the replacement tiles will be to match the existing so far as possible.



Above left: existing rear elevation.

Left: proposed rear elevation showing the flat roof slightly raised.



Left and fare left: samples of handmade peg tiles will be sought to match the existing tiles.

4. Design proposals

The proposed works are to strip the existing main roof (in effect the whole of the roof excluding the two single storey rear extensions). Repairs will be carried out to the roof structure where required. The roof is to be insulated using breathable insulation made from natural materials. It will then be reroofed, reusing those existing tiles that are suitable for re-use, and new peg tiles to match. New tiles are preferred to reclaimed as while they may need a few years to visually 'bed in' they will have a longer lifespan. The existing tiles will be concentrated on the outward-facing roof slopes, with the new tiles concentrated on the pitch that faces the neighbouring attached building.

The area of flat roof that is currently roofed in built-up felt is to be reroofed in lead. Insulating this area as a warm roof as well as providing a ventilated zone below the new lead roofing will raise the finished level by a small amount.

The abutment gutter against the Wakes is currently lined in lead. It will also be insulated as a warm roof. This will have the effect of slightly raising the level, which will have the added effect of increasing the gutter's area and thus capacity, which will reduce the chances of it becoming overloaded in increasingly heavy rainstorms.

5. Access statement

Access to the house is by way of a path from the front gate, and there is a small step up to the front door. There is level access throughout the ground floor, including to the bathroom. The proposed works will make no change to the access to or around the house.

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