

Rex Carslake
No 1 Fort End Haddenham Bucks HP17 8EJ



Naza
Planning and Listed Building Application
Planning Department
Central Area
Buckinghamshire County Council.
Aylesbury

11/04/24

Dear Sir,

Planning and Listed Building Applications for No 1 Fort End Haddenham HP17 8EJ

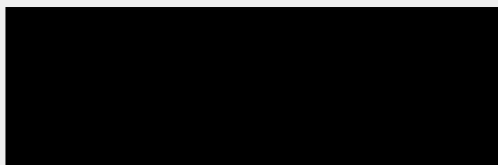
Please excuse the delay one or two problems to deal with.

Heritage to follow in a few minutes.

Yours sincerely

Rex Carslake

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Dear Sir,

Design Statement listed Building No 1159258

Repair of roof and repair of roof plate to utility room. Installation of an air-sourced heat pump.

1: Planning and Listed Building Application for the replacement of the peg tiles on the mid-tier rear roof of No 1 Extension with either Lead or Grey Single-ply with wood rolls and or zinc sheet for No 1 Fort End Haddenham HP17 8EJ.

2: Detailed repairs to the roof light wall plate and the utility room.

3: Plus an Air Source heat pump at the rear Garden of No 1 the Nothern Elevation.

1:

In July 2023, I found the tile battens had failed on this section of the roof at the rear of No 1.

See the plans attached for both

Existing plans and elevations.

A2 Existing Plans of (Roof) 10th April 2024
A1 Existing Plan of Cottage 10th April 2024
B1 1.001 Existing Southern elevation 10th April 2024
B1 1.002 Existing Eastern Elevation 10th April 2024.
B1 1.003 Existing Northern Elevation 10th April 2024.

Proposed Planning and Listed App Plans and elevations;

A1 002 Proposed Plan for **Roof** 10 April 2024.

A1 001 Proposed Plan for Cottage site 10 April 2024.

B1.001 Proposed Southern Elevation 10th April 2024.

B1.002 Proposed Eastern Elevation 10th April 2024.

B1.003 Proposed Northern Elevation 10th April 2024.

C1 001 Proposed Cross/S of repairs to wallplate and repair to T&B boards all to be replaced as the existing. Replacing the

C1 002 Proposed Cross /S internal wall of the utility room Just selves to change..

C1 003 Proposed Cross /S of the sleeping walls/garden for heat pump.

C1 004 Propose alteration to railway sleepered walls etc

Design statement.

Flood map.

Site Plan

The mid-tier section of the roof: _

The damage was particularly bad under the drip line of the thatch on this mid-tier section of this roof. I will need to replace the whole section of the roof approx 11 meters x 1.300s to create a uniform section of this tier of the extension roof to deal with the low pitch. Fortunately, there has been minimal damage to the rafters as I had doubled up the Tyvec on this section of the roof (ie double skinned and counter battens) which has protected the rafters.

There will be no alteration to this roof pitch.

I intend to retain the overall harmony of the roof/cottage with the proposed use of lead or single-ply timber rolls or zinc sheeting as a replacement. Subject to the Listed Buildings Consent. It is intended to retain the harmony of the Aldington Craig Design the Architect. So I would like to avoid making the profile of this roof too deep which may spoil the section of the roof (see the Northern Elevation B1/003) when replacing the clay tiles with the lead/single-ply or grey zinc sheet.

Also, it is intended to upgrade the roof plate to the glazed section of the roof but retain the existing glazing bar in the utility room, this has also leaked and damaged the wall plate. Both feather-edged boards and T and G boards will need to be removed or replaced like for like. Insulation is also to be improved from the existing 40mm Celox adding 60mm total of 100mm.

The third tier of this section of the extension roof is unaffected.

As I will be making a Building Control Application, there is a question mark over the depth of the roof that they will require to allow for Building Regulations. I doubt retaining the existing profile will allow me to comply with Building Regulations.

Within the roof, I also intend to double up the existing insulation from 40 mm of Celotex insulation ie double this figure. Building Control will require me to introduce an undercoat of the SBO/waterproof ply 12mm boards with 50mm x 50mm counter battening with stainless steel mesh for ventilation both at the eaves and the head of this section of the roof /flashing where it abuts the third tier.

I hope I can keep this depth to a minimum. So hopefully I can find a compromise between the demands of Building Control and Listed Building Control.

No work has been carried out on this section of the roof since July 2023. I have used a temporary roof covering (pond liner/rubber) to protect the first section of this roof under the roof.

Air sourced Heat Pump

I have also included an air source heat pump in the rear garden wall just offset from the existing gas boiler in the utility room for the access of services etc I had looked at enclosing the heat pump but Worcester Boilers do not recommend doing this, so I intend to paint the existing box camouflage or black to match the black feather edged boards.

No trees are to be removed.

Vehicular and or pedestrian access is to be unchanged by these proposed alterations.

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Services are to be unchanged other than the electrical power supply to the air-source heat pump. An underground power feed.

No alteration to any of the wychett walls and block & render walls.

Any drainage from the heat pump is to drain into the existing soakaway drain already extant.

Rex Carslake

Reply from Stephanie Parsons (31st July 2023)

Morning Rex,

Thank you for your letter and apologies for the delay in response.

I can confirm that listed building consent will be required, however there are unlikely to be any objections to the proposal as the existing tiles are not sufficient at running off the rainwater which could potentially cause damage to the historic fabric.

Kind regards,

Stephanie Parsons BSc (Hons), MA Cons
Heritage Officer
Planning, Growth & Sustainability
Buckinghamshire Council

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