

1-3 SOUTHLEIGH ROAD – REPAIRS AND MAINTENANCE TO ROOF, RENDER, WINDOWS AND DOORS

Heritage Statement in support of application for listed building consent for repairs and maintenance to roof, elevations, windows and doors at 1-3 Southleigh Road, Bristol, BS8 2BQ

INTRODUCTION

The building is Grade II listed, divided into 7 flats and located within the Whiteladies' Road Conservation Area. This application proposes to carry out routine repair and maintenance to the roof, elevations, windows and doors to address issues with water ingress, pigeon infestation and weathering.

CONSERVATION AREA

The property is within the Whiteladies' Road Conservation Area in Clifton, an historic and elegant suburb of Bristol, and is located on the corner of Southleigh Road and Oakfield Place. The property, and the houses in the immediate vicinity, date from the mid-nineteenth century. Both streets comprise terraces of 3-4 storey townhouses: they typically feature pitched tiled roofs enclosed within rendered parapet walls, rendered elevations painted in different pastel colours, basements accessed via steps leading down to small, hard-landscaped front gardens facing directly onto the street, set behind iron railings over low-level stone/rendered walls, and many of the houses have fine ironwork balconies on the front elevation at first storey level and decorative stonework. Materials include Bath stone, painted lime render, painted timber sliding sash windows which are panelled, painted timber front doors and ironwork.

The property has many public amenities close by. Directly opposite is the Clifton Lido, a restored Victorian swimming bath (together with a fine restaurant), and the Victoria public house; both buildings date from the same period as the property and are Grade II listed. Further amenities are only a short walk away, including the shops, bars and restaurants on Whiteladies' Road. Transport links are excellent: there are many bus routes on Whiteladies' Road and the Triangle, and Clifton Down station is a 5-minute walk away. The rear of the property overlooks the covered reservoir owned by Bristol Water, and beyond that the Artillery Grounds.

PROPOSALS

1. The application proposes to refurbish the double-ridged pitched roof to address problems of water ingress and pigeon infestation. The works will comprise the following: Remove all existing concrete tiles and clean. Strip roof of existing old felt and roofing battens. Re-felt roof with a

breathable roofing membrane. Fix treated roofing batten to each rafter. Re-tile roof with existing tiles, and supply any new tiles that are deemed unusable (estimated less than 5%, sourced from reclamation yard to match existing). Install a new ventilated ridge system to discourage condensation. Install new code 4 lead flashings. Paint external lead valleys with a Fix R-Cryl fibre pol gel coat. Remove blown and cracked render on parapet walls and re-render using sand and cement with additional hydrated lime mixed in, or using lime putty mix if hydrated lime mix is not acceptable. Paint with breathable paint to match existing. Line existing internal lead box gutters (located inside the loft space, hidden from view) with a new uPVC guttering to prevent standing water and overflow, ensuring correct fall into external downpipes. Install bird guard at ends of gutters. Install pigeon spikes along top of parapet walls front and rear. Replace lead roof hatch (opening onto the roof in an inside valley) with Velux skylight window - 780 w x 1180 h (same dimensions as existing hatch) - a wooden window frame painted white on inside and dark grey on outside, with manual top-opening design to allow access outside onto the roof for ease of routine maintenance and gutter clearing. Repair blown and cracked render to parapet walls with sand and cement with hydrated lime mixed in, or with lime putty mix if hydrated lime is not acceptable. The proposals include some refurbishment to take advantage of updated roofing techniques, such as installing a breathable membrane and a ventilated ridge system to discourage condensation and mould, and replacing the old heavy lead roof hatch with a lighter Velux window to make it safer to carry out routine roof maintenance.

2. The application proposes to repair the elevations to the front, side and rear to address problems with weathering and water ingress. The works will comprise the following: Removal of blown and cracked render by suitably qualified contractor, carefully removed by hand or using hand-held tools other than power-driven tools. Patch repair areas of blown and cracked render with sand and cement with hydrated lime mixed in, or with lime putty mix if hydrated lime is not acceptable. Paint entire elevation with mineral, matt finish silicate based paint, eg. KEIM Granital in colour Exclusiv 9157 to match existing. All materials will be repaired to original fabric in keeping with the townhouses in the surrounding area. Decorative stonework will be retained.

3. The application proposes to repair the timber window frames, stone sills and timber doors. The work will comprise the following: Rub down window frames, re-putty around glazing and fill where needed, apply Dulux primer and 2-3 coats of Dulux Weathershield Multisurface Quick Dry Satin in Pure Brilliant White. Remove painted coating on window sills and repair broken and cracked sills with Bath stone. Rub down timber doors, fill where needed, apply primer and 2-3 coats of Dulux Weathershield Exterior Gloss in Black. All materials will be repaired to original fabric in keeping with the townhouses in the surrounding area.

CONCLUSION

The proposal imposes minimal impact on the property. The visible impacts of the roof, parapet walls, elevations, windows, sills and doors will be refurbished and repaired to a high-level finish using materials in keeping with the conservation area and neighbouring listed buildings in Southleigh Road. It will restore the building to its full Georgian beauty, improve the building's thermal efficiency with upgrades in roofing techniques, and importantly prevent deterioration caused by water ingress and bird infestation.

ATTACHED PHOTOS

1. 1-3 Southleigh Road corner view showing parapet wall enclosing the pitched roof
2. 1-3 Southleigh Road detail of ironwork
3. 1-3 Southleigh Road detail of decoration to stonework on front elevation
4. 1-3 Southleigh Road location on corner of Southleigh Road and Oakfield Place
5. View looking up Southleigh Road showing terraced townhouses
6. The Victoria pub and Clifton Lido opposite 1-3 Southleigh Road

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19 April 2024