

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

Design and Access 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.

USE

The building is a Grade II listed Georgian townhouse at the end of a terrace of similar buildings, constructed around 1850 in the Whiteladies' Road Conservation Area in Clifton, in the city of Bristol. It has been divided into 7 self-contained flats over 4 floors: the Basement Flat is the largest and accessed from the front yard below ground level, Flat 2 is on the ground floor and is accessed via a side entrance on Oakfield Place, and the other 5 flats are accessed via the front door (Flat 3 on ground floor, Flats 4 and 5 on the first floor, and Flats 6 and 7 on the second floor).

AMOUNT

The proposal is to repair and consolidate the existing structure and features of the building, addressing issues of water ingress, weathering and infestation and ensuring that the building is properly maintained and in a sound state of repair. The work is focused on repairing to original fabric and restoring the elegance of the building in keeping with the surrounding area.

The roof is currently letting in water due to cracked tiles, perished felt membrane, overflowing internal gutters and areas of blown and cracked render on the parapet walls. The proposal is to replace the perished membrane with a breathable membrane and install a ventilated ridge, to discourage condensation in the roof space. The existing concrete tiles will be cleaned and re-used, and any broken tiles replaced like-for-like with reclaimed tiles (estimated less than 5%). The render will be repaired using sand and cement mixed with hydrated lime, or using lime putty mix if the former is not permitted. To deter infestation in the loft space, the proposal is to install bird guards at the ends of the internal gutters and to install pigeon spikes along the top of the parapet walls to the front and rear. To prevent standing water and risk of overflow from the internal lead box gutters, the fall and drainage needs to be corrected to ensure rainwater flows without obstruction into the external downpipes at the rear: the proposal is to line the existing lead box gutters with uPVC gutters; this is all hidden within the loft space. The current access onto the roof is via a hatch from the top landing and through the loft space. The cover for the hatch is unhinged, made of lead and extremely heavy, making it hazardous to get onto the roof to clear debris from the valleys. The proposal is to replace the hatch with a top-pivot Velux skylight window, retaining the same opening; it will be much lighter in weight and safer to gain access for routine roof checks and debris clearance.

There are currently patches of blown and cracked render on the rear elevation which are causing internal damp problems and are a safety risk if they come loose and fall off. The proposal is to carefully remove the blown and cracked render using hand-tools, other than power-driven, and re-render using sand and cement mixed with hydrated lime, or using lime putty mix if the former is not permitted. The whole rear elevation will then be painted using breathable mineral, matt finish silicate-based paint to match the existing colour.

The front elevation is south-west facing and the most prone to the effects of weathering. The paint is peeling off the lime render; the proposal is to paint the entire elevation using breathable mineral, matt finish silicate-based paint to match the existing colour.

The side elevation has patches of cracked render and an area where graffiti was removed. The proposal is to repair and paint using the same methods and materials as the rear elevation.

The traditional single-glazed wooden window frames and wooden doors are badly weathered. The proposal is to repair these by rubbing down and filling where needed, and painting with primer and exterior weather-shield paint to match the existing, ie. white window frames and black doors.

Some of the stone windowsills are cracked and chipped with paint peeling off. The proposal is rub down the paint to expose the original stone, and to repair where needed with Bath stone to match the existing. The sills will not be painted.

LAYOUT

The four Grade II listed double-fronted townhouses at the lower end of the street are distinct from the surrounding single-fronted houses. The position of the townhouse on the corner of Southleigh Road and Oakfield Place give this particular building a unique aspect on the street. The situation directly opposite the Clifton Lido and Victoria public house contributes to the historical significance of the townhouse.

SCALE

The proposals do not include any changes to the size and dimensions of the building.

LANDSCAPE

The proposals do not include any work relating to landscaping.

APPEARANCE

The proposals are to restore the appearance of the building, fully respecting its Georgian elegance and location within the Whiteladies' Road Conservation Area. Use of modern materials, such as breathable roof membrane, uPVC lining inside box gutters, and Velux skylight window, are strictly limited to areas that are hidden from view and where the impact is in the best interest of conserving the building. The double-ridge design of the roof together with the surrounding parapet walls mean that the skylight window, situated within the central valley, is completely hidden from view. None of the proposals will alter the appearance of the building.

Respecting the above, the priority is to repair and maintain the building, the owners being conscious of the responsibility of conserving a listed building.

CONSULTATION

I have consulted with Trisha Jean-Marie, Senior Conservation Officer in the Planning Division of Bristol City Council and have received advice in respect of my proposals. I have amended the materials to comply with repairing to original fabric and using hand-held tools, other than power-driven, to protect the existing building construction from damage.