

Peter Hitchen Architects

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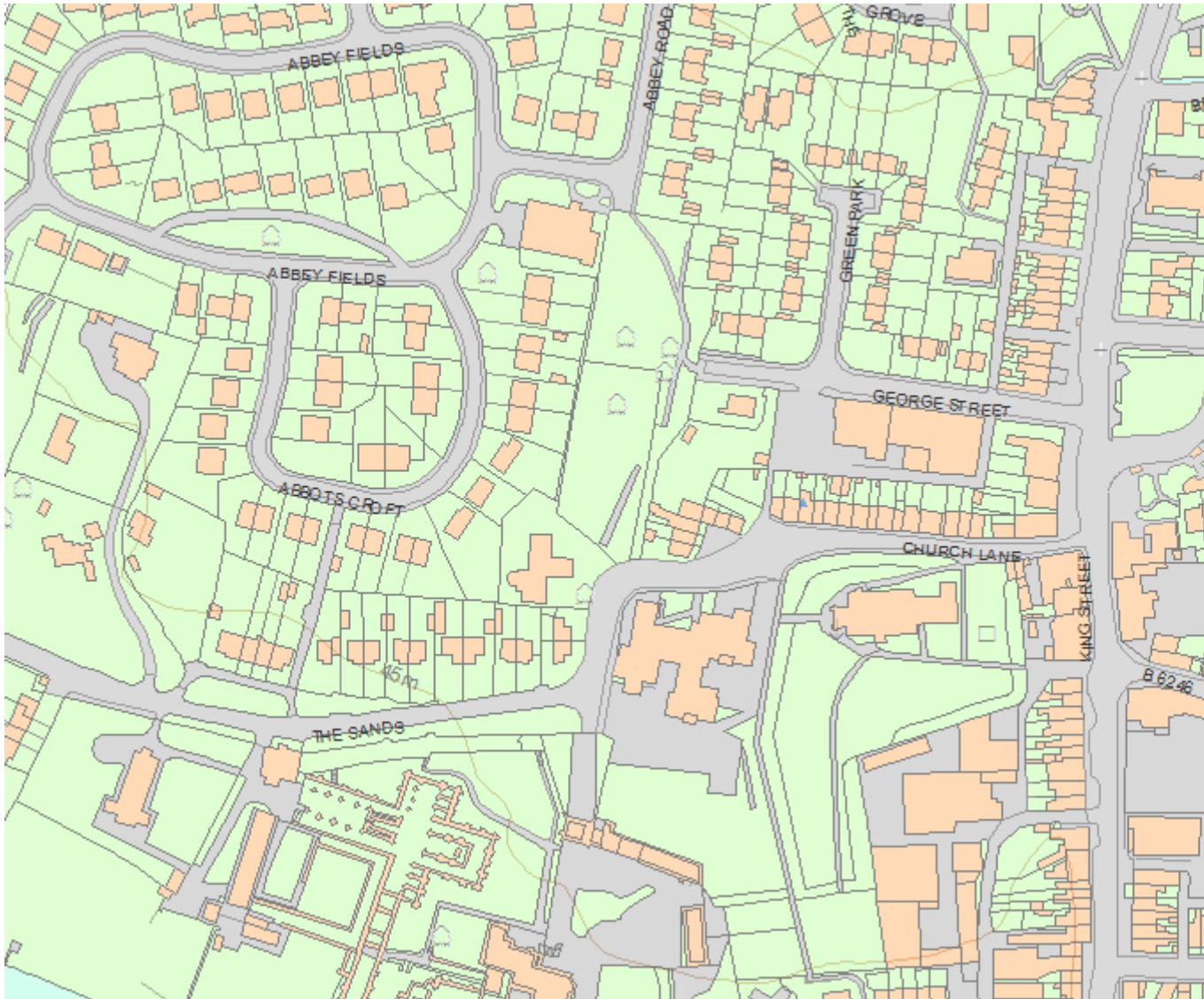
Marathon House
The Sidings Business Park
Whalley
Lancashire
BB7 9SE
19 December 24

STATEMENT TO SUPPORT THE LISTED BUILDING CONSENT APPLICATION

REPLACEMENT ROOF FINISH AND ASSOCIATED WORKS 14 CHURCH LANE, WHALLEY, LANCASHIRE



View down the lane



1.0 INTRODUCTION

The house is a grade two listed building and is a mid terraced property within other similar properties. Historic England within their overview dated 16 March 1986 state :-

Mirrored pair of houses, part of row, probably early-to-mid C19 alteration of earlier building. Sandstone rubble with roof of slate to No.15, at left, and stone slate to No.14. Each house of one bay. Windows sashed with glazing bars and with plain stone surrounds with hoods. Some evidence of earlier horizontal openings remains. Paired doorways have plain stone surrounds with hoods. End chimneys.

The proposal is to remove the sandstone flags and replace with a replacement natural stone of diminishing courses to the main house roof and the rear single storey kitchen wing roof. Works to include new membrane/battens and repairs to the structure as necessary.

The existing roof finish is causing damage to the principal structural supports due to rain water ingress to various locations. The application includes a structural report. The existing rainwater gutter goods are to remain with the half round cast iron gutters to be maintained/refurbished. Refer to the heritage appraisal also.

The roofs have deteriorated in several places as noted in the Building Survey Report and they leak in wet weather. The work to be undertaken will also involve refurbishment of the roof timbers where necessary and the installation of roof insulation in order to bring it up to modern-day standards required by the Building Regulations.

2.0 DESIGN

The roof will be completely overhauled and finished in a replacement stone. The entire intent of the proposed works is to refurbish the roof and overhaul the insulation, membrane and battens including abutments to the chimney stack. This will involve erecting scaffolding on both faces of the building during the works.

3.0 ACCESS

There will be no change in the existing situation regarding access to the building from Church Lane.

4.0 SUMMARY

The roof of the house will be refurbished and restored replacing the existing sandstone flags and ridge tiles. This will retain the appearance of the house while bringing it up to meet contemporary insulation standards and making the roof a structurally sound and weatherproof structure. The proposed repair and refurbishment works will not compromise, and can only enhance, the listing of the building as a GVII structure.



View from the rear



Closer view from Church Lane



Internal view showing water damage

