

Design and Access Statement – Roof Repairs and Timber Replacement

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Introduction

This Design and Access Statement accompanies an application for Listed Building Consent (and associated planning permission if required) for essential roof repairs at 57 Downham Road, a Grade II listed building.

Design Approach

The approach is conservation-led and prioritises repair over replacement. Structural inspection has confirmed failure of the ridge beam and deterioration of some roof spars. All sound timbers will be retained. This approach ensures that the special architectural and historic interest of the listed building is preserved while addressing necessary structural failure.

Amount and Scale

The works are confined entirely to the existing roof structure. There will be no alteration to the roof form, pitch, or external appearance of the building.

Access

Temporary scaffolding will be provided for the duration of the works. No permanent changes to access arrangements are proposed.

Conclusion

The proposals represent essential maintenance necessary to secure the building and preserve its historic fabric, resulting in no harm to the significance of the Grade II listed building and delivering long-term conservation benefits in accordance with heritage policy.