

24 Lower Elmstone Drive Design & Access Statement

Summary

The main proposal can be summarised as simply “replacing the existing old roof covering with handmade clay tiles due to it currently being severely deteriorated and lacking any roof membrane.”

Recently in 2006, a garage and modern contemporary extension were added to the Grade 2 listed site with approved Brookhurst Sahata mixed handmade clay tiles and it is proposed to use these same tiles to do a like-for-like swap. Most tiles on the roof are not original (e.g. wrong size, machine made) and most of those that are older than 50 years, are in poor condition (spalled or cracked) despite only dating back to Victorian times. At the same time we want to add a breathable membrane (such as TLX Gold) in order to prevent seeds, dirt, insects, wind, etc entering the loft space plus provide some insulation. Similar breathable membranes are used in e.g. historic buildings, barn conversions, etc and will provide needed improvements in insulation, u-value at the same time reducing potential for condensation.

This membrane will require an extra cross batten hence the roof will need to be raised by an estimated 25-28mm.

At the same time, we propose to swap out the three rear 1980's black dormer windows to match all the other historic wooden white casement windows as they are currently not appropriate &/or rotten.

No other changes to the house appearance, setting or site access are proposed.

Design Principles

In order to achieve an insulated, less draughty, water-tight roof in the core building, we need to replace the existing poor tiles with previously approved Brookhurst Sahta 'multi' handmade clay tiles.

<https://www.sahtas.co.uk/product-tile-brookhurst-roof.html>

This will then match the newer 2016 extension and garage which flank the older 'core' building.





Currently there is no roof membrane present. The idea of adding a membrane such as TLX Gold (<https://tlxinsulation.co.uk/tlx-gold/>) or YBS BreatherQuilt (<https://ybsinsulation.com/brands/breatherquilt/>) ensures adequate ventilation plus elimination of condensation at the same time in gaining the benefits of its use such as keeping water & dirt out plus more heat in.



The layout of the roof will need to have an extra cross batten between the membrane and the horizontal batten, hence will be approximately 25-28mm higher than before.



Finally, using traditional natural materials such as sheep's wool for insulation means that the existing damp rockwool (that sits directly under some of the existing tiles), can be swapped out. This will improve breathability further. Examples of suppliers could be:

- Thermafleece by Cosywool (<https://thermafleece.com/product/thermafleece-cosywool-sheep-s-wool-roll>)
- Comfort Sheepwool (<https://www.sheepwoolinsulation.com/product/comfort-rolls/>)
- 100% Sheepwool Insulation Optimal Roll (<https://cdn.shopify.com/s/files/1/0250/6198/2261/files/OPTIMAL2022.pdf?v=1660829876>)

Note: no celotex-type material will be added anywhere in the old 'core' part of the house.

Appraisal

As a Grade 2 listed building (<https://britishlistedbuildings.co.uk/101157218-24-westwood-glen-birch-copse-ward#.ZDhIXOzMkRM>), it is important to keep the state of the building as good as possible, using traditional materials. In some cases, it will mean reversing certain poor decisions taken decades ago - such as the mismatching roof covering.

It is described as "pleasant mid C18 cottage. 2 storeys, 2 bays. Red brick with some darker headers and brick block cornice to eaves. Tiled roof, hipped to right. Central door with lattice porch."

The whole aim of this proposal is to make the roof watertight by swapping the tiles, like-for-like, with matching handmade plain tiles. Most of the tiles are wrong, mis-sized, spalled or broken.





This will raise the profile of the building and put it in better standing within its environment.

Access Policy

There will be no change in access policy.

Consultation

No consultation has been undertaken relating to the proposed roof replacement or access to the development. We believe that it is not needed, especially as access remains the same.

Specific Issues

Having had a bat survey previously, the conclusion stated: "The initial bat assessment revealed no evidence of bats, and the condition of the buildings backs this up due to the lack of suitable roosting areas and potential access points. The surveys informed the conclusion that there is currently very low potential for roosting bats during the bat maternity season May – September or the hibernation period."

No specific access issues are envisioned as it remains the same. This also applies to the amount of development (nil), layout changes (none), scale (exactly the same), landscaping (no change), local context changes (none) or use (the same).

Appearance

Two changes will be visible from the outside of the building:

- The roof will appear to be made of the same uniform material, but have slight variation in colour and appearance due to the handmade nature of the clay tiles. It will also have appropriate flashing around the chimneys, porch and dormers (where previously it was missing or concrete). See above for how varied the roof currently is.
- The rear 3 dormers will change from inappropriate black 1980s casement windows (see above) to match all the other white casement wooden windows in the house. Note: picture below was from 2016.

