

HERITAGE, DESIGN AND ACCESS STATEMENT FOR PROPOSED MAINTENANCE OF FRONT FACING THATCHED ROOF OF

SUMMER LANE COTTAGE, SUMMER LANE, BOGNOR REGIS, PO21 4NG

INTRODUCTION

1. This heritage, design and access statement has been prepared in support of application reference number **PP-07004491** for permission to carry out essential maintenance to the thatching of SUMMER LANE COTTAGE. The property is a Grade II listed building, with list entry number **1027582**.

2. Guidance for heritage, design and access statements emphasises the need for the document to be concise in nature. As our proposal for the work is straightforward, emphasising like-for-like replacement of materials and style, this document will be appropriately brief.

HERITAGE

3. The property started life as part of a detached house, with SUMMER LANE COTTAGE and MARTINS COTTAGE being connected as a single dwelling. The oldest part of the property was constructed some time in the 17th Century, with apparent mid-Victorian extensions.

4. The thatch roof across both properties is constructed of combed wheat reed secured with hazel spars and covered with a wire mesh, and is typical of the area in terms of materials, construction and style.

5. As no structural changes are being made to the fabric of the property itself, with the exception of the thatch roof, and as materials used will be a like-for-like replacement of the existing materials, there will be no impact from the proposed works on the heritage value of the property.

DESIGN

6. The aim of the proposed work is to carry out essential maintenance to the thatch of the front facing roof of SUMMER LANE COTTAGE in order to maintain weatherproofing and ensure the future structural integrity of the property from damage caused by potential ingress of inclement weather. Secondly the maintenance work will also remedy the slightly “shabby” appearance of the property, improving on the contribution the property makes to its setting.

7. The scope of the work will be:

7.1 To re-thatch front facing elevation (road facing) in best quality combed wheat reed

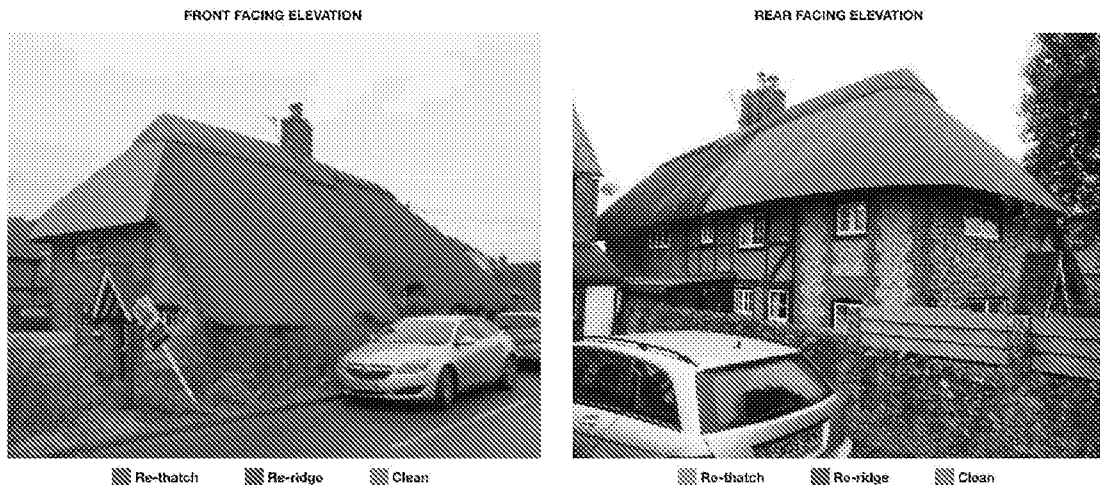
7.2 To re-ridge front and back elevations in combed wheat reed

7.3 To clean down back elevation

7.4 To re-wire entire roof in ¾ galvanised wire mesh to protect the thatch

7.5 To remove all waste material from site and keep site as tidy as possible

8. Plan of proposed work:



9. The materials used will constitute a like-for-like replacement of the materials that are currently used, and the thatch work will be the same as before, but carried out to a higher standard. The design of the replacement ridge will be a block ridge fixed with hazel spars in a close diamond pattern, to match that of the adjoining thatch on MARTINS COTTAGE, maintaining consistency.

10. Efforts will be made to run each set of new thatch to match in with those on MARTINS COTTAGE to create a good join. As the thatch maintenance on SUMMER LANE COTTAGE and MARTINS COTTAGE has been carried out at different times over the years, the tone of the two roofs is already slightly different, but the new thatch applied to SUMMER LANE COTTAGE will tone down and blend in well within 6 months to a year.

ACCESS

11. The work proposed will not necessitate any change in access for the property as a whole moving forward.

12. As the property is a private property located with easy road access, there will also be no issues in gaining access to the property to carry out the necessary work, and no impediment or disruption of access to the surrounding properties.

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