

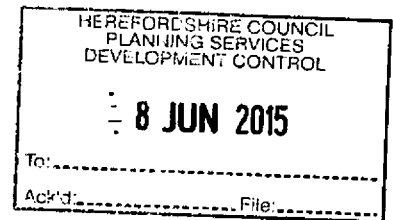
**DESIGN & ACCESS STATEMENT
INCLUDING HERITAGE STATEMENT**

ON BEHALF OF

MR. & MRS. T. AUBREY

of

**NORTON COTTAGE, WHITCHURCH, ROSS-ON-WYE,
HEREFORDSHIRE HR9 6DJ**



1) INTRODUCTION

The proposed development is to re-roof the existing property with new pan tiles, and to replace two of the existing velux windows, and the installation of one new velux window, which are all shown on the attached drawings.

2) HERITAGE STATEMENT

The property which is a conversion from a former barn is part of the Norton Court and Norton House complex all listed buildings lying on the south-west fringes of the village. Whitchurch is now divided by the A40 dual carriageway between Ross-on-Wye and Monmouth and until the 9th century was part of the Welsh Kingdom of Ergin. After the Norman Conquest the area became known as Archenfield and governed as part of the Welsh Marches. It was not until the 16th century that it became part of Herefordshire and England although the use of Welsh in the area remained strong until the 19th century.

The building which historically was part of Norton House adjoins Norton Court and was converted to residential use about the same time circa 1980.

The barn which is substantially constructed of stone is under a clay pantiled roof.

3) PROPOSED DEVELOPMENT

We propose to have the roof recovered at the above property as we have, since taking up occupation 4 years ago, had to call a builder on a number of occasions to rectify water leaks into the property through the roof. However, on a recommendation from the builder he feels that the long term solution would be to re-roof the property as we intend to make it our home for many years to come, both of us working locally in the village of Whitchurch.

On carrying out an Assessment Report of the roof the builder found that the roof had been poorly tiled, that nails have rotted causing the pantiles to slip, a good proportion of the pantiles have cracked, the ridge tiles have not been laid correctly and the roofing felt needs replacing causing water ingress into the property.

The builder feels that if he strips the roof and reuses the existing tiles laying them correctly this will not be a long term solution. The solution is to recover the roof with new pan tiles, which are made to look reclaimed, and are used on grade two listed

buildings (Janet Poole has done a site visit on 22.05.2015, and seen the pan tiles and given approval for these to be used.) and renew the felt to modern day standard.

With the extreme weather that we have been experiencing in the past few weeks buckets are being used internally to catch the water.

Mr. T. & Mrs. E. Aubrey