

M Scott / Architectural Design

Design and Heritage Statement

For

Replacement of Slate Roofing to Lower Section to Rear of The Property

At

97-98 Bancroft, Hitchin SG5 1NQ



1. Introduction

This application seeks permission to replace the existing slate roofing to the single storey roofs at the rear of the property of 97-98 Bancroft including battens and felt.

M Scott Architectural Design Ltd

Bancroft House, 34 Bancroft, Hitchin, Herts SG5 1LA

01462 422440 www.msad.uk

Registered Office - Global House, 303 Ballards Lane, London N6 5UG

Company Registration number - 14893661

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2. Existing Conditions

The current slates are in poor condition with many loose and missing slates. These all need to be removed to allow new felt and batten to be installed. Given the age of the slates and their condition, we have been informed by the roofing contractor that there is little chance of salvaging any slates. Due to the shadowed area the slates do not fully dry and this has resulted in them being sodden and soft. Furthermore due to the low pitch of the roof, a larger overlap is required to meet the current building regulations.

3. Proposed Works

The proposal involves removal of the slates as shown on the drawings. removal of the existing timber battens. New breathable felt will then be applied to the roof and the roof re-slatted with new timber battens and natural slates. The new slates will be natural and match the colour as close as possible. The existing cement haunching abutting the walls will also be renewed. All lead work to be reworked and where required new code 4 lead flashings to be installed. On completion the leadwork will be oiled with traditional oil to dull the finish.

4. Justification

The roof is leaking in places causing damage to the historical elements of the building. The slates are old and soft and due to the low pitch should have a greater overlap. Reuse of the existing slates would result in additional fixing holes that could cause additional leaks in the future. The slate roofs are a later addition to the building where extension have been added. The main roof is plain clay tiles, these can not be used on the lower pitch of the roofs to be replaced. The replaced roof slates like for like will not effect the heritage of the building.

5. Impact on Heritage

1. 5255 BANCROFT (East Side) Nos 95 to 98 (consec) TL 1829 SE 4/12 13.4.51. II

2. C17 plaster house of 2 storeys, the upper floor overhanging. Steep tiled roof. Ground floor, 4 simple modern shop bay-windows; upper floor, 5 small sashed window in broad projecting frames, vertical glazing bars.

Nos 91 to 93 (consec). Nos 95 to 103B (consec) and Nos 105 to 109 (consec) form a group.

Listing NGR: TL1855329455

Historic England have recorded the building as Grade II and the description above only refers to the group of building that includes the proposed. The replacement of the slate does not effect the listing of the building nor does it impact on the setting.

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5. Conclusion

The works are simple in nature and do not effect the historical elements of the building. The works could be deemed as maintenance and repair and as such should be granted permission.

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