

DESIGN & ACCESS STATEMENT

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REVISION NOTES

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Notes regarding roof window replacement added

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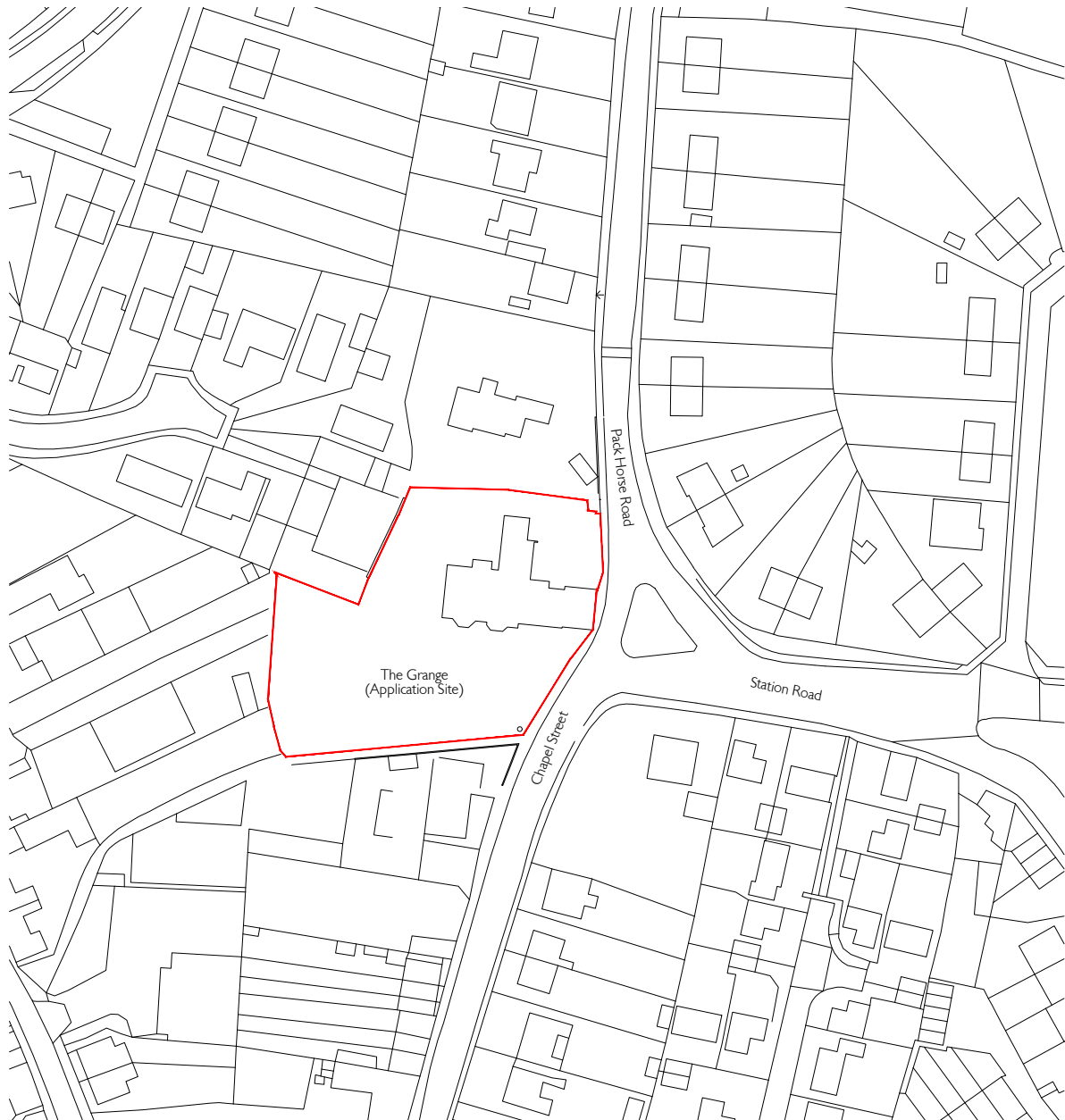
1.0 INTRODUCTION:

1.1 Site Address

The Grange, Pack Horse Road, Melbourne, DE73 8EG

1.2 Location

The application site is located on the junction of Pack Horse Road and Chapel Street in the Georgian market town of Melbourne, approximately ¼ mile from the main town centre.



Site Location Plan (Above)

1.3 Proposal

This is an application to undertake refurbishment and repair works to an undesignated period property, generally comprising replacement rainwater goods, windows and doors, part replacement of a dilapidated roof and brickwork repair works

2.0 CONTEXT:

2.1 Physical

The building has been substantially extended throughout its life; with the original section of the property dating back to circa 1750-1770, and additions made circa 1810-1860. Over time, the building has fallen into disrepair where rectification work has been undertaken using unsympathetic methods and materials.



Photographs of the current building (Above)

Pack Horse Road is predominantly populated by modern family dwellings, comprising semi-detached properties on one side and large detached properties on the other. Pebble dash render is a prevailing material choice on the road, as well as wide-spread modern uPVC windows and doors and concrete roof tiles

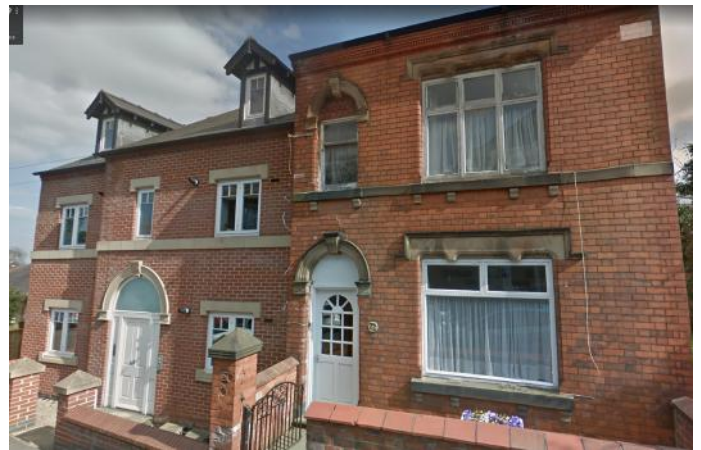


'Streetview' capture of properties on Pack Horse Road, directly opposite the application site (above)



'Streetview' capture of detached property on Pack Horse Road and recent development on Station Road (Above)

Moving slightly further afield in the direction of the high street, Chapel Street is home to a collection of light industrial buildings. The premises pictured below are directly adjacent to the application site. There are also a collection of period and 'mock period' dwellings



'Streetview' capture of industrial units and terraced period and 'mock-period' dwellings on Chapel Street (Above)

2.2 Social

The site is situated in a predominantly residential area within walking distance to the main town centre and its plethora of social amenities and facilities.

2.3 Planning Policy

The site is located within the Melbourne Conservation Area and subject to an Article 4 directive.

3.0 EVALUATION:

The permission being sought is largely for repair and remediation works following natural degradation of building fabrics and poor workmanship or material selection. The contents have been carefully considered to uphold the historic merits placed on the property and to satisfy the foreseeable heritage requirements of the local authority.

Please refer to the separate supplementary Heritage Statement.

4.0 DESIGN:

4.1 Use

The site is currently occupied as a single family dwelling

4.2 Amount

The dwelling comprises 3 above ground stories and a cellar

4.3 Layout

The layout of the property footprint will remain unchanged from what currently stands. This application seeks permission for external alterations only

4.4 Scale

The scale of the property will remain unchanged

4.5 Landscaping

This application does not seek to amend the landscaping or gardens immediately surrounding the property

4.6 Appearance

Rainwater Goods:

Previous occupiers of the property have installed uPVC plastic rainwater goods in a mixture of profiles and sizes. It is apparent in areas that the existing rainwater down pipes are not capable of serving the volume of rainwater from the roof without surcharging. The proposal is to replace the existing inadequate rainwater downpipes and gutters with half round/circular cast aluminum goods in Black. The products will be from a heritage range with a light texture and more in-keeping with the style of the property

Replacement Windows:

Many of the existing windows are replacements, some of which comprising a poorly selected frame profile that is not in-keeping with the original features. The proposal is to replace many of the existing windows with new timber frames, of an appropriate profile and with modern double glazed units. These units have been chosen due to a slender profile that will not detract from the original appearance of the windows themselves.

Where original windows are present, these have been selected for retention and refurbishment

Replacement Roof:

The original pitched roof structure, dating back as far as 1810, is now structurally unsound and in need of replacement. Previous attempts to rectify this issue are evident but have failed. The proposal is to remove and store the existing slate tiles, replace the roof structure to match the original form and height before recladding with the original tiles

The flat roof above the garage is also to be replaced due to poor structural soundness. This will be enhanced with modern insulation to current building regulations standards and be finished with a sedum living roof for the viewing pleasure of the property's occupants

Replacement Roof Windows:

The existing roof windows are in poor condition and of poor specification. With the full replacement of the roof structure, we propose to install new units that meet current building regulations standards. These shall be Fakro Conservation type roof lights with a recessed 'J' flashing to keep them in line with the roof tiles



Images of typical Fakro Conservation type roof windows with recessed 'J' type frames

We also propose to install a new rooflight above the single storey flat roof. This shall be a Conservation Plateau unit by the 'Rooflight Company'

New/Adjusted Openings:

In some areas, openings have been made for new doors or windows with little or no attention to the head details; these will be replaced with period appropriate details to match the original design. Where shown on the project drawings, new openings will be formed with new doors or windows inserted

Brickwork Repairs:

As discussed above, historic repairs have been undertaken that are not appropriate to the materials of the original dwelling. These will be carefully repaired or replaced with site reclaimed materials to ensure a satisfactory appearance.

Please refer to supplementary repair schedule



Images Demonstrating Poor Brickwork selection

5.0 ACCESS:

5.1 Vehicular & Pedestrian Access

All existing vehicular and pedestrian access points are being retained and reused. These are located in the stone boundary wall fronting Chapel Street and Pack Horse Road

6.0 CONCLUSION:

The proposals are predominantly repairing in nature and sympathetic to the period style features expected on a Georgian property in the Melbourne area.