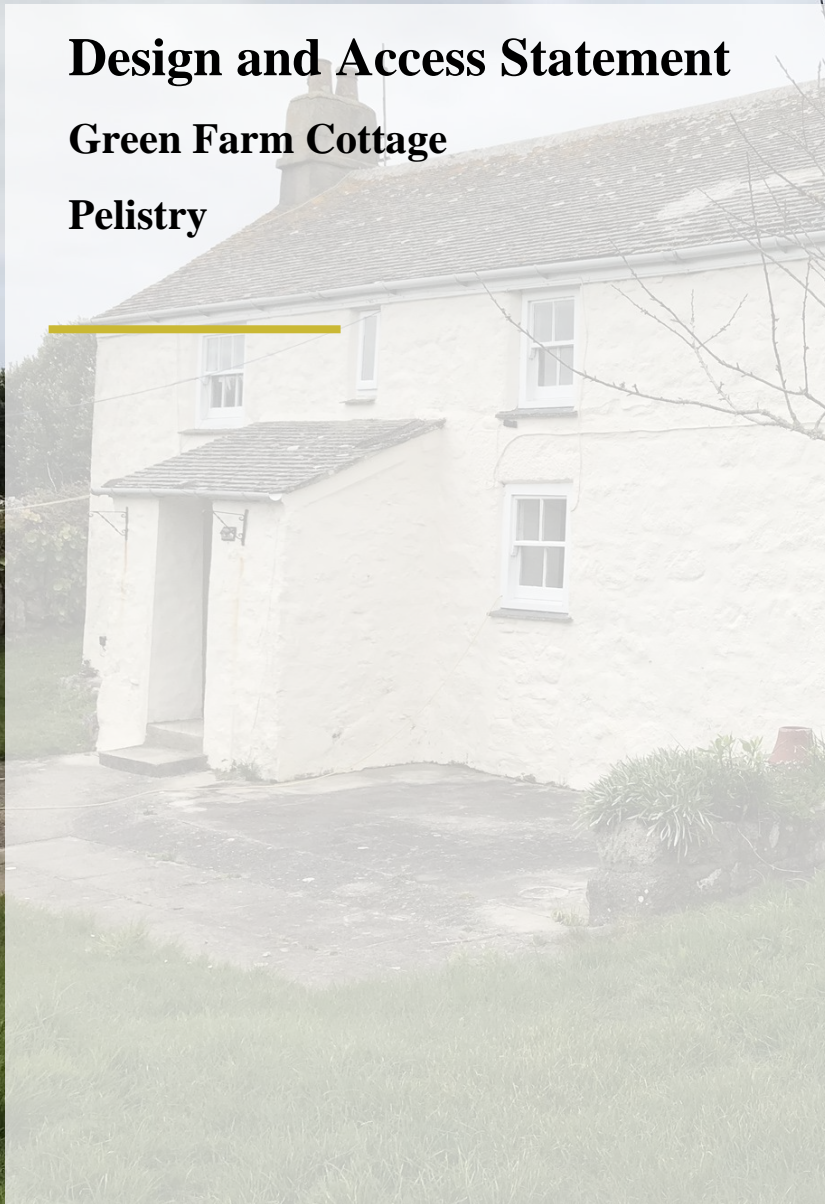


Design and Access Statement

Green Farm Cottage

Pelistry



05 JANUARY 2021

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DUCHY of CORNWALL

Introduction

The proposal is to renew the roof covering and provide additional rooflights.

Green Farm Cottage is a two bedroom historic cottage which has been remodelled over the years with a modern rear addition providing a kitchen and bathroom. The remodelling has not fully addressed thermal comfort and efficiency and the scantle slate roof covering is failing in places and it is impossible to achieve a successful isolated repair. There is no first floor bathroom. With some internal alterations this would be achievable. It is desirable that natural light is used as much as possible in the new proposed configuration. The rear roof slope will have two additional conservation rooflights.

“...natural light is used as much as possible ”

The New Roof

The existing roof line will follow closely that of the existing roof covering.

There may be a variation of up to 75mm from the existing roof line to incorporate the battens and counter battens required to spread the load and apply a modern roofing felt into the existing roof structure. The proposed roof covering will be 400 x 250mm natural slates fixed with copper nails. Clay ridge tiles will be used and bedded in mortar. Flashings to chimneys will be lead and renewed as required.

The Rooflights

Velux conservation rooflights have been selected as they fit the aesthetic and better endure the harsh environmental conditions.

The conservation rooflights have a central glazing bar and do not protrude significantly above the roof line. The rooflights are sited on the non-principle elevation and would normally be allowed under permitted development if the property was not within a conservation area.

The Walls

The existed painted finishes do not allow the walls to breathe. Removal of the paint finish and repointing the walls with lime will improve the conditions within the home.

The original walls are around 600mm thick in places and are likely to be constructed of local granite stone with an inner and outer face of rough faced granite with a rubble and ram infill between the wall faces. The occasional through stone would connect the faces together as a modern wall tie might. The paint on the external surface can trap moisture within the structure and exacerbate dampness including interstitial condensation. The plan is to insulate internally and allowing the moisture to evaporate through the external face will be more important in successfully managing moisture levels in the building. Experimentation will be required to establish the best method for removing paint which may include needle gun or chemical treatment. The final finish should be natural stone and lime pointing. The existing modern blockwork wall will remain as painted render.