

DESIGN AND ACCESS STATEMENT/ PLANNING STATEMENT

LITTLE TYES, BRANTRIDGE LANE, STAPLEFIELD

LISTED BUILDING APPLICATION

To be read in conjunction with drawing: BA204-00 Existing Roof Plan

1 INTRODUCTION

The application for a Listed Building Consent for the replacement of existing roof tiles.

2 EXISTING USE:

The property is a single occupancy detached house.

3 PROPOSED WORK:

Works to be completed by Cuckfield Roofing.

Method statement below:

- *Safely erect Scaffolding around entire property.*
- *Strip entire property of tiles, battening, tilt fillets, membrane.*
- *Sort through all tiles and organise / sort and reclaim tiles in good condition.*
- *Reclaimed tiles to be blended either existing and new clay tiles for the fittings where require. Any carpentry work / repairs that needs doing upon strip off and to further inspection will be carried out.*
- *Tilt fillet battening installed for kick and eaves felt membrane installed.*
- *Treated timber battening and breather membrane to be installed.*
- *Re/tiling entire property roofing. (As per roof plan).*
- *Cutting into abutment walls, hip lines, valleys etc.*
- *All aluminium soakers to be installed.*
- *All lead flashings to be renewed around entire property including around chimney.*
- *All cement work to be a lime mortar mix with a brushed smooth finish.*
- *Main roof decorative ridge tiles to be cleaned up for re-use or sale.*
- *Any soil pipes, external water pipes or fitting will have the appropriate new flashing kits installed.*
- *Gutter maintenance to entire property including conservatory and all cemented fillets to be renewed accordingly.*
- *Any repairs needed on vertical tiles will be carried out accordingly.*

4 CONCLUSION:

We believe that the proposed works are necessary to avoid further damage to the property from water ingress. We hope that most of the existing tiles can be re-used and new ones used to match the existing and we ask that permission is given.

Photos of existing roof:



Front of property showing front roof pitch and porch roof.



Front of property showing front roof pitch and porch roof.



Side of property showing side and rear roof pitches



Rear of property



Rear roof pitch



Photo of rear of property