Design and Access Statement

Re-covering of Roof

Like-for-Like Natural Slate Replacement

Site Address: 6 Pinchbeck Road, Spalding, PE11 1QD
Application Type: Listed Building Consent
Listing Status: Grade II Listed Building, within a designated Conservation Area

1. Introduction

This Design and Access Statement has been prepared in support of an application for Listed Building Consent for the re-covering of the existing roof at 6 Pinchbeck Road, Spalding, PE11 1QD. The building is Grade II Listed and situated within a designated Conservation Area. The proposed works comprise the like-for-like replacement of the existing natural slate roof covering, which has deteriorated through age and general wear.

2. The Site and Building

6 Pinchbeck Road is a Grade II Listed building forming part of the historic townscape of Spalding, contributing to the character and appearance of the Conservation Area. T

3. Justification for the Works

The existing natural slate roof covering has deteriorated as a result of age and general wear, resulting in minor slippage of slates. This has been identified through visual inspection and, if left unaddressed, has the potential to lead to water ingress and consequent damage to the historic fabric of the building. The proposed works are limited to the removal of the existing worn slate covering and its replacement with new natural slate, matching the original in material, size, colour, texture, laying pattern and fixing method. No alteration is proposed to the underlying roof structure, pitch, ridge line, or the position of any chimneys, rooflights or other features. The works are considered necessary and proportionate to secure the long-term weathertightness and preservation of the building.

4. Design

The design approach is one of exact like-for-like replacement, with no change proposed to the form, massing, pitch or silhouette of the roof. The replacement slates will match the existing in the following respects:

- Material: natural slate, specified as Kennack Pre-holed Mixed Spanish Natural Slate
- Size and gauge: 400mm x 200mm, matching the existing slate dimensions and lap
- Colour and texture: natural Spanish slate finish, matching the existing weathered appearance
- Laying pattern and fixing method: pre-holed slate fixed in a traditional lapped pattern consistent with the existing roof and appropriate to the building's age and character

Existing slates that remain in sound condition will be reused where practicable, supplemented with new slate matched as closely as possible to the original. Existing lead flashings, valleys and rainwater goods will be retained or replaced to match existing where necessary, ensuring continuity of detailing. A sample of the proposed slate, together with the manufacturer's product specification, is enclosed with this application for the Council's consideration.

5. Impact on Significance

As the proposal involves the replacement of the roof covering in matching materials, with no change to the underlying structure, form or historic fabric of the roof, it is considered that the works will preserve the special architectural and historic interest of the listed building, in accordance with Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The works will also preserve the character and appearance of the Conservation Area. Given the deteriorating condition of the existing covering, the proposed works represent the most appropriate means of securing the long-term preservation of the building's fabric.

6. Access

The proposed works relate solely to the roof covering and will not affect the use, layout or means of access to the building. No change is proposed to existing pedestrian or vehicular access arrangements. Access to the roof for the purposes of undertaking the works will be via scaffolding, erected and removed in accordance with standard health and safety requirements, with no permanent alteration to the site.

7. Conclusion

The proposed works comprise the like-for-like replacement of the existing natural slate roof covering, necessitated by age-related deterioration and minor slippage. The works have been designed to match the existing roof exactly in material, appearance and detailing, and will preserve the special architectural and historic interest of the listed building and the character of the Conservation Area. It is respectfully submitted that Listed Building Consent be granted for the proposed works.