

Design and access statement

This is an extract from the listing record for Burdrop House:

SIBFORD GOWER BURDROP SP3436-3536 16/164 Burdrop House GV II House. C17 origins with C18 and C20 alterations. Squared coursed ironstone with regular coursed ironstone rubble and coursed rubble to sides and rear. Slate roof. Stone coped gables with moulded kneelers. Renewed brick ridge and end stacks. 3-unit plan plus single-storey washhouse outshut. 3 storeys. 3-window range. ... Interior has a c.1800 closed well staircase and a wood winder stair from first floor to attic, inglenook fireplace with chamfered bressumer, slap-chamfered beams, plank doors with H-L hinges and a C19 king strut roof

The main roof is of slate, with king strut design, originally from the C19 when the third storey (referred to in the listing as the attic) was added. I have owned the property since 1992. In that period only minimal work has been done on the roof. In recent years there has been some minor water penetration. Recently there has been significant water penetration in the middle of the roof. It now needs relatively urgent attention before the leaks increase and water penetration causes extensive damage,

Given the long time since the roof was last repaired, and with advice from the local building firm M C Whitton, it is proposed to effect a lasting repair by lifting slates and relaying, replacing battens and felt. Materials on like for like basis.

Please find guide price for works to your property based on a like for like basis.

- 1. Supply scaffolding to access roof front and rear.*
- 2. Strip off slates, sort and stack to be reused.*
- 3. Strip off old felt and battens and dispose to skip.*
- 4. Supply and fix 25x50mm batten onto Tyvek Supro felt, Eaves support trays and undercloak strips.*
- 5. Re-slate roof using existing slates allowing 30% extra slates to make up shortfall. Lead soakers and cement fillet to stone coppings. New lead flashings to 3 no. chimney stacks.*
- 6. Clear all debris from scaffold.*

Photographs of the main house from front and rear are included in the submission. Listed building consent is sought for the work.