

DESIGN & ACCESS STATEMENT FOR ROOF REPAIRS TO OLD HALL FARM AND COTTAGE

CONTEXT

Old Hall Farmhouse and Cottage are directly adjacent to the Tankersley Old Hall on Black Lane, Tankersley in an agricultural/rural setting. It is a Grade II Listed Building. At present, it is owned by the Fitzwilliam Wentworth Estate, currently occupied, with surrounding fields in agricultural use. Neighbouring the farmhouse are several isolated private dwelling houses.

THE SITE

The site is fairly level and even, with the front elevation of the house visible from Black Lane. The rear of the house overlooks a private "farmyard" and is not accessible nor easily visible from any public vantage point.

DESIGN

The condition of the existing roof slates is such that many are broken, with slipped pegs and decayed individual stone slates. Several localised repairs have been carried out in recent years but continual deterioration has resulted in recurrent slippage of individual slates, which in places are in danger of falling from the roof.

The proposed repairs to the rear elevation are compatible with local vernacular "traditional" roof cladding principles and will match exactly the (presumed) earlier repairs/replacement undertaken on the front elevation. Two photographs on the rear of this document will hopefully illustrate this clearly.

ACCESS

Clearly, the proposed work has no bearing on vehicular or pedestrian access, nor parking or emergency service access. In fact, considering the potentially dangerous condition of the roof, access to the building will be safer.

SUMMARY

The proposed repairs will not have a detrimental on the character or setting of the property. The work is necessary for safety reasons since, in spite of continued localised minor repairs being carried out, the roof is in a dangerous condition and beyond practical repair.



Existing front elevation from Black Lane



Existing rear elevation from field