

HERITAGE STATEMENT

My husband and I purchased CatHill Hall Mews at the end of April this year 2021 and we are submitting this statement in accordance with the necessary requirements in support of a listed building consent. We are both mindful of the period nature of this property, originally a barn and we are appreciative of the way it was built all those years ago. CatHill Hall Mews is positioned in a idyllic setting and our aim is to keep the building as original as possible wherever it is safe to do so and in sympathy with neighbouring properties. The building is a listed building under NHL reference 1315074 and as such we understand this recognises it's national heritage importance. Currently the building is in need of urgent roof works and other cosmetic works to the interior to make the building both safe and fit for purpose as our home. The roof in particular is in an extremely poor state with numerous principal rafters and roof timbers showing signs of extensive furniture beetle infestation (woodworm). Some of these timbers have been reduced in circumference by over a half with the remaining timber being substantially honeycombed. We have been advised that due to the weight of the roof covering this is simply not safe and requires supplementary timbers and replacement. The main structural frame including the trusses, wall plates and principal purlins are in good order and these have been treated to halt further deterioration. Generally the building has had much (historic but modern times) modernisation and modern fabric is clear to see throughout the property including breeze wall block sections, replacement artificial roof tiles and gypsum plaster throughout. Internal changes we wish to make are cosmetic in nature and involve modern items such as bathroom and kitchen fitting with no change to the organisation or layout of the building. The main area of change is within the roof where new structural timber is required to make the roof structurally sound and watertight. We have already implemented some of these works due to serious concerns over safety and BMBC Senior Conservation Officer Tony Wiles visited site to view the works and discuss our plans. Overall he was supportive of the works and understood the need having viewed the building and the roof timbers.

In summary we feel the works were urgently required but understand the need to make an application for listed building consent which is part retrospective. Given the roof works we are undertaking we also wish to insert two small conservation rooflights as can be seen elsewhere at CatHill Hall. We feel that this a reasonable request and overall we believe the works will not harm the historic character of the building.

Please find enclosed some photographs of infested and disintegrated timbers.