

Supporting documents & Access Statement / Mincarolo Roof

Ref. PP-08997683
Nick & Bryony Lishman
25/8/20

The proposal is to to replace the existing roof on the east and west facing sections of roof slope (front section of Mincarolo), in a natural slate to match the rear extension of the house. Also to replace existing skylights on the rear (East-facing) roof slope with double-glazed Velux units.

The existing roof is in poor condition. We had significant storm damage on the East-facing slope in March 2008, and added a cement-wash to both faces of the roof in 2016 in order to preserve its use a little longer.

At Mincarolo we usually take B&B guests all year round, but we have been experiencing increasing damp ingress & some noticeable leaks which have caused interior damage and make opening in the winter months problematic.

Environmentally speaking, the roof is very draughty and has never been insulated - the intended works will address this by adding gold standard waterproof and insulating membrane, significantly improving the environmental performance of the property.

Whilst the works are being undertaken it is possible the scaffolding will restrict access around the North/South ends of the property, in which case it will only affect ourselves and our near neighbour at Biggal & fellow owner of Mincarolo, Barbara Duncan. We will still be able to access Mincarolo and Biggal from the front or the rear road access points so do not consider this to be problematic.

There is no proposed change of use to the property and the design does not alter the current internal or external access.