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Design & Access Statement

Hilddrop – Store

Lower Town, St Martins

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BSc (Hons) MRICS**



DUCHY of CORNWALL

Introduction

The proposal is to remove the hazardous glass roof and replace with cement profile sheets to match existing.

The out building is due for decoration works and during an inspection several maintenance and repair items were detected. Carrying out maintenance on buildings with sheet glass roofs is difficult and hazardous to operatives and regular maintenance is required to keep them in good repair.

The glass currently used is not safety glass and is between 2mm and 4mm in thickness. The tops of the rafters need painting on a regular basis and to do this in a safety conscious way it is necessary to remove the glass panes to give access, which in itself is a hazardous process.



“...maintenance is difficult and hazardous...”

The Proposed Roof Replacement

The proposed roof line will follow closely that of the existing roof covering.

There may be a variation of up to 20mm from the existing roof line. The proposed roof covering will be cement profile sheeting to match the existing. Proprietary accessories will be used to close off the eaves and ridge in a similar way to the existing system.

The internal roofing structure will be renewed where required. The wall plates will largely be replaced on a like for like basis. It will be possible to revert to a glass roof covering in the future should there be demand for this type of use for the building.

By carrying out this work we are able to preserve the structure from further decay whilst being sympathetic to, and retaining evidences of, its previous use as glass house.



The Proposal will not affect access to the building.

Structural Issues

Inherent issues has allowed the structure to lean. These will also need to be addressed.

A large crack was discovered whilst clearing foliage between the eastern wall and the south elevation low wall. The asymmetrical profile of the timber structure comprising the glass roof and window walling has insufficient cross ties and bracing. The timber wall plate sits at different levels and therefore cannot be easily tied to complete the triangle. The timber structure has skewed eastwards. The eastern masonry wall is leaning outwards. To prevent further movement of the eastern wall the wall plate is to be renewed and tied in to a new wall plate on the west elevation which is to be supported by masonry piers which will be built up in place of some of the windows. The timber structure will be renewed to the glazed area. The door on the south elevation will be lowered to enable the wall plate to be continuous. Additional structural sheathing to the gable end (covered in cladding) will offer further rigidity to the building.