

**RECEIVED**

By Emma Kingwell at 3:22 pm, Aug 12, 2021

# Design & Access Statement

**Hilldrop – Store**

**Lower Town, St Martins**

---

**12 AUGUST 2021**

---

**Prepared by: Nathan Dean  
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.