



Design & Access Statement

Listed Building Consent Application - Roof Replacement

Barwood House

15 Grants Lane,
Ramsbottom ,
BL0 9AX

Date: 22nd May 2025
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Rev A: Drawing references added to the conclusion



1. Introduction

This Design and Access Statement has been prepared to support a Listed Building Consent application for an essential roof replacement at Barwood House, a Grade II listed Georgian property constructed in the 1780s. The proposal seeks to address issues of weathering and failed historic patch repairs that are currently compromising the building's integrity. The works will be undertaken with a conservation-led approach, carefully preserving and reinstating the original character and appearance of the roof.

The works involve the careful removal and reinstatement of the slate covered pitched roof, with repair to leadwork and removal of non-breathable modern materials (bitumen and felt). The project is being undertaken with full regard to the heritage significance of the building, ensuring the original materials are retained where possible and new materials are sympathetically sourced and detailed.

2. Historic Context

Barwood House dates to the late 18th century and is typical of Georgian domestic architecture, with well-proportioned elevations, traditional construction methods, and natural slate roofing. The house is built of sandstone with a hipped slate roof and features a symmetrical five-bay façade with sash windows and a distinctive doorway framed by a porch on two columns. Internally the building displays many original features, including grand proportions, decorative plasterwork, and joinery reflective of its late 18th-century origins.

The roof has undergone a number of ad hoc repairs over the years, including the use of non-traditional materials such as felt and bitumen, which are unsympathetic and have limited breathability. These interventions have contributed to poor roof performance and deterioration of the existing roof fabric.



Figure 1: Front elevation showing the georgian character of Barwood House

3. Methodology of Works

The following methodology outlines the careful approach to both the removal of existing roof materials and the reinstatement of a like-for-like roof covering, in line with the building's historic significance and listing status.

3.1 Removal Works

The roof will be carefully stripped by hand. Each slate will be individually removed, inspected, and sorted into reusable or damaged stock. The usable slates will be retained on site, stored safely and appropriately to prevent breakage, for reinstallation as part of the reinstated roof covering.

Existing slate battens will be removed in full, and any non-original materials such as roofing felt, bitumen or non-breathable underlay from previous repairs will be carefully stripped away. These materials are incompatible with the traditional construction of the building and are known to reduce breathability, encouraging the retention of moisture and the gradual deterioration of historic materials.

Existing lead flashings, where present, will be carefully lifted and disposed of if beyond repair. Any timber repairs necessary to the structural elements of the roof will be limited and recorded.

Within the attic space, any loft boards previously laid across the joists will be taken out to allow access to the ceiling void and to prepare the area for thermal upgrade works.

3.2 Reinstatement Works

The new roof covering will reinstate the original character and appearance of the building. A breathable roofing membrane will be laid over the existing rafters, allowing for vapour permeability while preventing water ingress.

New treated timber battens (25x50mm) will be fixed horizontally over the membrane, in preparation for slate laying. The roof will then be recovered using a mix of salvaged slates from the existing roof and carefully sourced reclaimed slate of matching size, type, and appearance to ensure visual continuity.

New Code 4 lead flashings will be installed at all relevant junctions, including chimney abutments, valleys and carefully dressed over cornice. The lead is to be installed in line with current best practice and Lead Sheet Association guidance.

3.3 Thermal Upgrade

To improve the building's thermal performance in a way that does not compromise its appearance or structure, 300mm of mineral wool insulation (such as Rockwool) will be installed above the Level 1 ceilings.

This will consist of two layers: one laid between the ceiling joists (150mm), and another cross-laid over the joists (150mm) to provide continuous coverage. This approach meets current energy efficiency guidance while avoiding the need to alter the roof structure.

New loft storage boards will be reintroduced using a raised stilt system to sit above the insulation layer, avoiding compression and maintaining ventilation around the timbers.

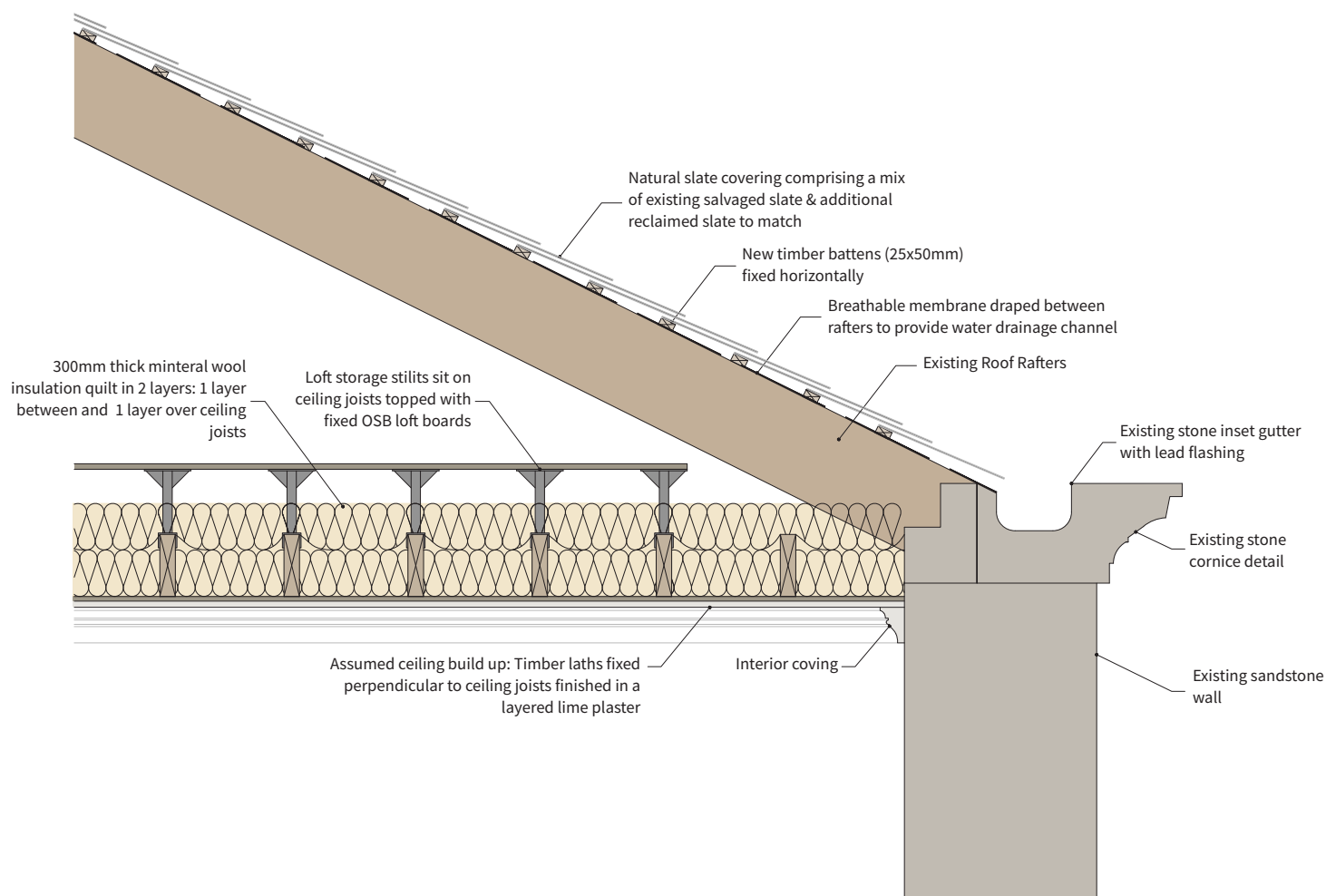


Figure 2: Section Detail showing the Proposed Roof and Ceiling Build-Up

4. Conclusion

The works proposed are intended to secure the long term performance and integrity of Barwood House's roof while respecting and retaining as much of its historic fabric as possible. The project is guided by principles of minimal intervention, reversibility, and compatibility of materials.

This application is supported by detailed plans, photographs, and a Heritage Statement. All interventions have been carefully designed to conserve the special interest of the listed building, ensuring it remains structurally sound, weatherproof, and energy-efficient without altering its historic character or appearance.

The following documents are submitted in support of this application:

- D0372 - 100_ – Location Plan – PLANNING
- D0372 - 101_ – Proposed Site Plan – PLANNING
- D0372 - 102_ – Proposed Elevation – Front – PLANNING
- D0372 - 103_ – Proposed Elevation – Side – PLANNING
- D0372 - 104_ – Existing Photographs – PLANNING
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