

## LOWES COURT GALLERY CIC – DESIGN & ACCESS STATEMENT/HERITAGE STATEMENT

### HISTORIC STATEMENT

Lowes Court Gallery is a Grade II listed building dating from the late C17th/early C18th with later alterations including a late C20th extension to the rear. Number 12 and 13 Main Street fell into disrepair in the 1960's before being saved from demolition and restored by Lowes Court Gallery Association in the early 1970's. The two-storey building is adjoined on both sides by higher later two storey buildings. An archway to the south provides access through a short ginnel to the rear garden that previously housed a row of cottages.

Welsh slate roof, the chimney stack is an unpainted cement render finish. It does not appear to have any vents on the chimneys.

The walls on the original building are of a traditional solid wall construction likely to be of random rubble stonework, covered with wet dash or roughcast render.

The door and window are in the 1960's extension at the rear of the property. Both the door and window are in a very poor condition and are a security risk. The window is single glazed fixed unit and has cling wrap on the interior to reduce the drafts.

### GINNEL

The ceiling on the Ginnel is in a poor state of repair it is made up of plywood and plasterboard which are not suitable materials for external use. Sheep wool insulation will be inserted between the beams encased in a breathable membrane. The added insulation will assisted the heat retention of the upstairs back room of the Gallery which is situated above the Ginnel. A cladding of fibreboard will be added, which will improve the appearance of the Ginnel ceiling.

### FRONT FLOOD DOOR

The Gallery has been flooded by water from the highway when it is very heavy rain, so badly that water has come in the front door and we have swept it out the back door. This is damaging the fabric of the building increasing the moisture in the building. Flood Divert have experience of manufacturing bespoke hardwood timber flood doors.

### REAR BOUNDARY FENCE

The existing rear and side boundary is an open wire mesh fencing in a poor state of repair. It is proposed to erect a 1.8m fence using 100 x 100 posts and horizontal boards 150 x 22 in a hit and miss style. This will make the property more secure.

Any harm is acceptable and has been mitigated through the use of sensitive materials. Materials will be re-used where possible, any new additions will be subtle. The contractors will dispose of any waste through correct procedures.