HPK/2011/0544

Design and Access Statement

The property at 22 Old Cross, Old Glossop, is a late 18th century, three storey building within the Old Glossop Conservation Area. It is a grade 2 listed building, and surrounded by a set of stone buildings dating from the 17th to the 19th centuries, virtually all of which are also roofed in stone.

In respect of roofing material, 22 Old Cross and 22A Old Cross are unusual. The main three storey elevation of both houses has been re-roofed with concrete tiles sometime in the 20th century, though the internal roof structure suggests that this section was once also roofed in stone.

The two storey extension at the back of 22 Old Cross is also unusual, in that it has courses of stone near the eaves, whilst the central section of the roof has been replaced in slate. This seems to have been done some time ago, as the slates are beginning to crack and flake, and the nails rusting away. I assume that at some point in the late 19th or early 20th century, the roof collapsed, requiring an emergency repair. At the time, a botched job was deemed to be the affordable solution, and a slate roof was built to replace the piece that had collapsed. About half of the roof is still roofed with stone slabs.

The extension roof at the back of number 22 Old Cross is now beginning to leak as a result of shifting and rotting timbers, cracked slates and broken stone slabs, so I am keen to repair and replace the current roof covering in a way which is sensitive to the local environment. However, I am also keen to have a roof which is water-tight and which I can insulate to ensure that heat-loss is minimised.

To this effect I have taken advice from Tony Smith of Old Glossop Roofing who is strongly of the opinion that mixing slate and stone on one roof is structurally speaking unwise. Whilst he favours a slate roof as the cheapest and easiest option, I take the view that a stone roof would blend in more harmoniously with the surrounding buildings. I have also taken advice from Emma Hall at The Building Regulations Dept, who has assured me that the existing timbers will indeed support a stone roof.

Whilst I can appreciate that one might take the view that a stone and slate roof would preserve the history of a collapsed roof in a visual sense, I am not convinced that this event is of sufficient importance to be retained within the building structure. Indeed, I would prefer to refer to the original 18th century roof, which must have been constructed purely in stone. I do think that a natural stone roof will offer a secure watertight covering for the next century, and will within a very short space of time blend in with the roofs of the other houses in the Old Glossop Conservation Area.

NCIL
03 OCT 2011