HPK/2012/0501

DESIGN + ACCESS STATEMENT

Additional information in support of retrospective planning application HPK/2012/0501 – Proposed repair of structurally unsound roof and replacement of old stone material with hardrow slate.

In support of the aforementioned retrospective planning application, please take into full consideration the following information regarding the property, performance and purchase price of materials, location and local factors.

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19 SEP 2012

Property of 34 Glossop Road, Charlesworth

The property is a semi-detached residence, adjoined to 36 Glossop Road. Previously the roofing material on both properties was a natural stone however this material was in a very poor condition, as is endemic of this building material. The individual stone pieces were cracked and crumbling to the touch to the extent that the roof surface was unsafe to work on until all material had been carefully stripped. In addition to this, the stone had not been judiciously secured to or supported by the roof structure – largely being cemented into place, causing a potential danger. During recent high winds and rain storms many of the pieces had shifted significantly. The overall roof was also in a poor state of repair, with remedial work being required across the area (a situation which would also appear on casual inspection to be the case with the adjoining roof of 36 Glossop Road). Significant internal leaking and penetrating damp was evident in the attic room of the property including through a rotted Velux window which had also been secured using cement.

A number of remedies to the outlined problems were discussed with roofing contractors and the property owner was advised that the most cost-effective, durable and performance-efficient material replacement would be hardrow slate tiles. Other properties throughout the village centre were exemplified as examples of where this material had been used locally. The option of stone roofing was discussed. However, around 80% of the existing stone was too degraded to reuse and the financial cost of a complete re-roof in stone was not within the means of the property owner. The visual impact of the hardrow slate was taken into consideration and it was thought that it would be the optimum compromise for the following reasons:

a) In many cases throughout the village where whole or partial re-roofs have been carried out, hardrow tiles have been used (see later photographic evidence) both on modern and period properties.
b) Re-roofing in any material would create an initial stark contrast to neighbouring buildings. This would still be the case if new stone tiles were used in the re-roof.
c) The thickness of the hardrow slate tiles contrasts favourably with the stone tiles of the neighbouring property (36), whereas an option such as natural slate would provide a much thinner tile finish and therefore highlight the disparity between roofing materials.
d) The neighbouring property on the other side (28) is roofed in natural slate; visually very similar to the hardrow slate.

Overall, it was considered that the hardrow slate finish was the optimum compromise between the various roofing materials used throughout the village centre.

Fig. (a) and (b) Old, degraded stone roofing material at property:





Please also see fig. (c) Photograph from property sale particular showing degraded roof at rear of property.

Impacting local factors.

Upon commencement of the roofing work, the property was not aware that planning permission was required as the performance of the replacement material would not differ significantly (in a negative manner) from the previous stone and also because of the high frequency of hardrow tiles being used on period properties throughout the village centre. Upon the initial visit from the Planning Enforcement Officer the roofing work was 95% complete so it was decided to undertake the remaining work (pointing and placement of ridge-tiles in order to ensure the property was sound and water-tight.

As previously stated, the majority of complete or partial re-roofs carried out in recent years throughout Charlesworth village centre have used hardrow tiles. Figures (d) – (j) evidence some of these cases. In many of these instances the hardrow tiles have been used on roofs either adjoining or neighbouring properties with either stone or natural slate roofs. In other cases they form part of a roof covering on a building where the remainder of the roof is a different material (i.e. stone or slate). Generally hardrow tiles have been used as a replacement for stone (as in this case) due to their superior performance and the gradual affect of 'weathering' which further integrates them visually with the surrounding buildings.

The below photographs – Figures (d) – (j) detail the following factors.

a) The use of hardrow tiles adjoining/neighbouring/forming part of properties with stone roofing.
b) The appearance change of the tiles due to weathering.
c) The precedent for the use of the tiles throughout the village centre.

Fig. (d) Hardrow tile roof adjoining stone roof in Charlesworth village centre:



Fig. (e) Natural material roof replaced with hardrow tiles **and** adjoining natural stone roof in Charlesworth village centre:



Fig. (f) Weathered hardrow tile roof in Charlesworth village centre:



Fig. (g) New and un-weathered hardrow tile roof (neighbouring natural slate roof) in Charlesworth village centre:



Fig. (h) Weathering hardrow roof adjoining natural stone roof in Charlesworth village centre (note the 'untidy' join between the roofs which is not as aesthetically pleasing as the work carried out on 34 Glossop Road).



Fig. (i) Weathering hardrow roof adjoining natural stone roof in Charlesworth village centre



Fig. (j) Use of hardrow tiles to property where the original (and majority) roofing material is natural stone.



Work carried out at 34 Glossop Road, Charlesworth

The written and photographic evidence details previously show that, both historically and in recent instances, hardrow tiles have been used as a replacement roofing material in cases where the original material has been deemed unsatisfactory for any reason within the village centre of Charlesworth.

Figures (k) – (o) show the re-roofing work carried out at 34 Glossop Road. Clearly the new materials create a contrast with the adjoining building. Two reasons for this are as follows:

a) The un-weathered nature of the new material which, over time will mean the hardrow tiles will offer a less stark contrast with the adjoining stone, as shown in the photographic evidence of other local buildings.
b) The degraded nature of the stone roofing on the adjoining property (36). This stone is similar - although slightly less degraded - then that removed from 34 Glossop Road. Much of the stone has been tainted in colour due to being water-logged to the point of erosion and is also haphazardly laid, forming a negative contrast to the more uniform roofing at the adjoining 34 Glossop Road. In the professional opinion of roofers who have attended the properties, the roofing at 36 Glossop Road is also in need of imminent replacement. This would immediately alter the aspect and contrast between the two roofs.

Fig. (k) Front aspect of new roof at 34 Glossop Road



Fig. (l) Front aspect of new roof at 34 Glossop Road



Fig (l) 34 Glossop Road and Neighbouring 28 Glossop Road (with natural stone roof)



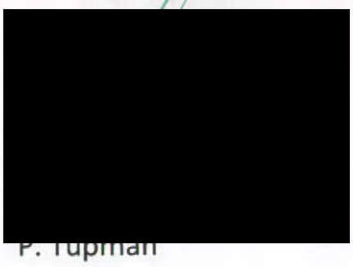
Figure (m) and (n) Rear aspect of new roof at 34 Glossop Road





Also attached, please find local site map for 34 Glossop Road Charlesworth and also the appropriate payment by cheque to augment the documentation already submitted via the planning portal.

If other information or site visits are required, please do not hesitate to contact me by post or telephone (07917 122857). I am sure that you will be of the opinion that the circumstances of this building work is sympathetic to the local area and was also necessary in the best interests of the property in question and will grant the retrospective planning permission as requested.



P. Tupman