

**Design and Access Statement and Heritage Statement**

HPK/2012/0708

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Proposed Re-instatement of 12 Thackstones on End Gable of Grade 2 listed building, Rose Cottage, Simmondley Village Glossop.

The reinstatement follows the sawing off of twelve 250-year-old thackstones in March 2011 by the next door neighbour's first builder while he was re-roofing the adjacent property, 'Hanover Cottage'. Said neighbour's second builder proceeded to cover the thackstone stubs with overly large sheets of lead flashing in May 2011 crudely finished in cement (as opposed to lime) mortar.

Significance of the historic fabric/area that will be affected

Rose Cottage is located within a Conservation Area as part of a Historic Environment Region and was granted listed building status in January 1978. Originally built circa 1760 as two cottages, Rose Cottage forms one in a row of three grade 2 listed Georgian cottages, notably: 'The Homestead' to the north, 'Hanover Cottage' in the middle and 'Rose Cottage' to the south. Unlike Hanover Cottage (1719) Rose Cottage has no datestone therefore any surviving historical detail such as the thackstones helps to date this property believed to be built some 50 years after Hanover Cottage. Thackstones are a stone-stepped type of waterproofing which pre-dates the lead flashing which emerged around the beginning of the 19<sup>th</sup> century, and because Rose Cottage was extensively modernised during the 1960s and 1970s prior to being listed, the significance of this historic vernacular feature is all the more important. As thackstones are becoming rarer in this area, their importance as a distinctive local heritage feature makes a positive contribution to the character of the Conservation Area. History apart, prior to being sawn off the thackstones were also performing a perfectly good weathering function preventing water ingress to the junction between both cottages.

The Impact of the Proposed Works on the Historic Fabric/Area

After being sawn-off in March 2011 without the next door neighbour first serving a Party Structure Notice under the Party Wall etc Act 1996, the thackstones - which belong to Rose Cottage - were then replaced by next door's second builder in May 2011 using modern lead flashing and cement-based mortar. Again no notice was served to the owner of Rose Cottage under the Act. The appearance of the newly installed lead flashing is clumsy in scale and visually obtrusive as seen from a number of points in the vicinity. The overly large flashings are made worse by crude pointing of cementitious appearance applied with a trowel and not a pointing iron to press the pointing into position prior to brushing to expose aggregate. The mortar applied should have been moderately hydraulic lime mortar.

It is proposed that the lost thackstones are reinstated by a Derbyshire County Council-recommended conservation stone mason, Andrew Churchman, specialist in care and repair of listed and historic buildings. His operatives will insert the 12 gritstone slabs of the exact shape and size of the originals without need to reconstruct the gable. They will use recently developed "Arbotech" tools capable of removing whole stones or parts thereof without any damage to surrounding masonry. Access is possible via Rose Cottage's two windows without the work having any contact with the existing roof pitches of Hanover Cottage. This can be achieved by overhung scaffolds kentiledged from within the 2<sup>nd</sup> floor rooms of Rose Cottage. Once the thackstones are in place, lime mortar pointing immediately beneath the stones would replicate the original format providing adequate weathering to prevent water ingress to the junction between both Hanover Cottage and Rose Cottage.