

Condition 5 Variation. Heritage Statement.

13th January 2025

3 Bings Road, Whaley Bridge, SK23 7HW

HPK/2022/2023 FULL

HPK/2022/0267 LBC

Attachments:

Location

Existing Site Plan

Proposed Site Plan

Heritage Statement by The Jessop Consultancy April 2022

Dear Sir/Madam,

Below I have outlined the proposed amendment to the condition, the reason for this amendment and the impact on the heritage asset.

Reason for variation of the condition.

Now we have access to the roofs, it is evident that the Existing Stone Slates are in a poor condition.

We have completed a full review of the existing stone slates, and they are not in a good condition. Images have been sent on the 17.12.2024 to HPBC Conservation (attached to this application). The contractor has also mocked up the layout and these where not installed to best practice (in many ways), so it would be difficult to reuse with the same slates or layout.

We therefore need to replace these stones. We will endeavour to reuse some, but these are likely to be very small areas (there is a small shoulder of roof that we believe we may be able to cover).

Unfortunately, we have not been able to source any gritstone slates to match the predominate existing stones slates. These aren't quarried anymore and due to their softer structure don't often work well as reclaimed slates, therefore we have not been able to locate any reclaim gritstone slates.

The existing roof has some existing sandstone slates already used and we propose to use a local sourced (and originally quarried) reclaimed sandstone slate. These have come off a single roof and have diminishing courses similar to the existing roof. While these are less 'pink', the yellow sandstone is used locally and is appropriate to the age of the property.

As you can see in the images the patination has taken place on these, so this will allow them to bed into the existing structure quickly. These are similar to the sandstone slates already used on the existing roof. They are very similar to other stone slates used within similar local structures to the property. While these are not grit stone these are the most historical appropriate and viable alternative for the context and building.

Proposed alternation to the condition.

The existing condition could be carried as such or similar to:

"Notwithstanding the details shown on the approved plans, the subject of condition 2, where the new stone slate roofing is required to the tower and chimney replacement stone slates should be of locally sourced reclaimed sandstone stone slates. These should be where possible be from a previous single building and



should be laid in diminishing courses to best use the reclaimed slates and replicate the existing roof as possible."

If you feel it appropriate it could also reference the reclaimed slates and images previously sent.

Heritage Assessment of Significance.

An extensive Heritage Statement was prepared by The JESSOP Consultancy in April 2022. A copy of which is attached to this submission for your reference.

The report noted that the current roof could be defined as phase 3 and was Late 20th century.

'The roof was replaced in 1985' (Evans, 2021). (p10)

'A programme of work was undertaken in the 1980s and early 2000, primarily repairs undertaken to weatherproof the building. It was at this date that the roofs were replaced, and the crenulations removed.' (p17)

'The roof has been replaced in its entirety, although it may re-use earlier roof slates', (p18)

The impact of this element of existing building was assessed by The JESSOP Consultancy as having a negative impact on the significance.

'20th Century alterations, including the replacement of the roof and the removal, replacement of the crenulations' (p22)

It should be noted that when the report was prepared the poor condition, poor construction methods and greater extent mixture of sandstone was not known.

Impact Assessment of proposed change.

As noted within the report the existing (current) roof arrangement has a negative impact on the significance of the structure.

As described the intent of the original proposal (before the full condition was known), was to reuse the existing stone slates, which would have been a mixture of gritstone and sandstone. While the majority of the stone slates were gritstone, we are replacing with sandstone which is similar to the existing sandstone slates.

As noted with the JESSOPs report the walling is mostly '*red sandstone*' (p17), which evidence the use of local sandstone. Furthermore, locally within the conservation area, sandstone slates are used.

The reclaimed sandstone slates have been sourced within the local Derbyshire area.

The proposed use of sandstone slates for reroofing the tower and chimney will not negatively impact the significance of the listed structure or conservation area. As noted, the existing roof is a negative contribution and the installation of local stone roof, with good quality materials and installation to best standards will ensure the longevity of the property.

Many thanks for your assistance with this submission for variation of condition 5, if you require any further information then please let me know.

Yours sincerely,

Adam Swain-Fossey RIBA ARB

For and on behalf of Swofo Architects LTD

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