

Rochdale Council
Planning
Attn: Case Officer
CC: Conservation Officer
Uploaded to Planning Portal only.

Our Ref
422-CA-DAHIS-01-b

Date
15/10/2024

Dear Case Officer,

Re: Design, Access and Heritage Impact Statement – 190, 191 and 192 Dewhirst Road (collectively, the “Site”)

The Applicant has approached our firm to assist with the production of the Planning Application and Listed Building Consent application and ancillary documentation comprising proposals encompassing two primary alterations to three dwellings. The applications seek consent to:

1. Remove the existing front and rear elevation concrete roof tiles at the upper most roof level and replace them with a slate effect tile closely resembling the original finishes.
2. Repair 4 x chimney stacks, all of similar design and proportions and rebuild 3 of those stacks.

Normally these alterations would not require planning permission but as the property is Grade II listed, it will in this instance require the appropriate consents.



Fig 1

Above: Site as seen within immediate context with Syke Methodist Church located to the East

Proposal and Heritage Impact

The proposal does not seek to alter the dwellings front, rear or side elevations architectural language, design, proportions or detail. It is limited to replacing the roof tiles whilst maintaining the same roof pitch, and implementing a suitable programme of works to enable this. And it is also limited to repairing, making good and reinstating the chimneys stacks, some of which have become severely dilapidated.

The existing materials comprise non-original roof tiles (two different types) as highlighted in Fig. 2. These concrete roof tiles were installed in the 1980s. Reference is made in Listed Building Consent application 22-00937-LBC to the tiles installed on 192 Dewhirst Road, these were specified as Grey Marley Modern Flat roof tiles. They are not slate tiles. Our own view is that notwithstanding the contents of the previous applications report - for which we make no claim to contrary - there is actually another type of tile installed to 190 Dewhirst Road (the southern side of the terrace) which was outside of the scope of that application, and when the terrace is viewed collectively, this harms the integrity and appearance of the Site.

Regarding the tiled finishes, of note is the quality of tile installed to 190 Dewhirst Road which seems to be deteriorating faster than the other tiles. They are of a smooth finish with a riven edge. All roofs have moss present on them and a not insignificant proportion of the tiles are cracked, albeit less on 190 Dewhirst Road.

Repairs have been executed over prior decades in various fashions and methods. Notably there is a large quantity of cement based mortar applied to junctions for contemporary repairs, yet the properties appear to be built with a lime-based mortar. This has seemingly resulted in a cycle of failure within the mortar where the building is absorbing and repelling moisture at different rates and moving at different speeds. This is not unsurprising given that there are two mortar systems being used which often attempt to connect with one another during install and inevitably fail immediately thereafter. This is prominent along much of the side elevation verge where various informal repairs have been carried out but also on the primary pitches when the drone captured several photographs (see Fig. 5) where prominent chunks of mortar are falling off the chimney.



Fig 2

Above: The arrows delineate the subtle change in appearance between two roof tiles found over the party wall between 190 and 191 Dewhirst Road. Also note the slightly longer dimensions of the tiles installed at 190 (left) compared to the tiles at 191 (right).



Fig 3

Above: Side elevation showing verge and junction between tiles and masonry wall which has been painted.

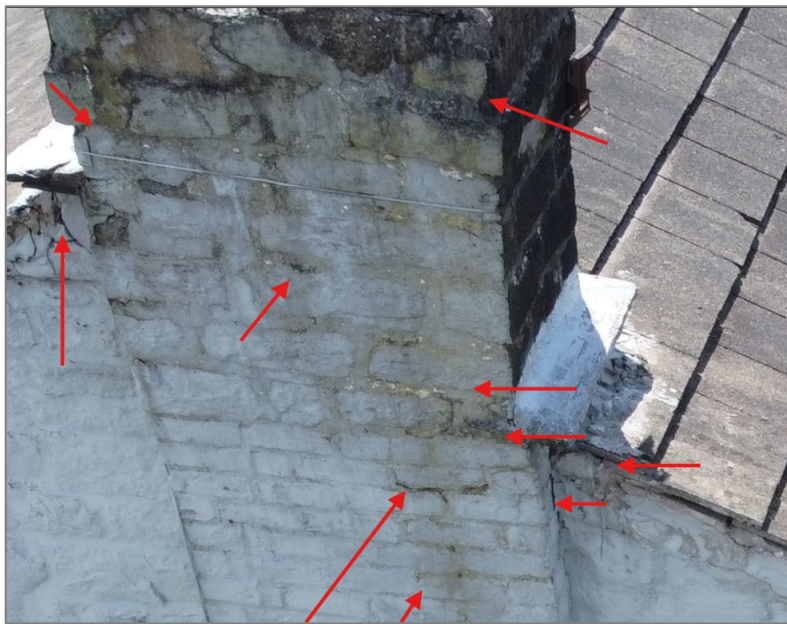


Fig 4

Above: Side elevation showing 192 Dewhirst Road and its shared chimney stack. Highlighted with red arrows are numerous points of failure which are either emerging, already failed, evidencing leaks/ingress, or show ad-hoc short-term repairs requiring rectification.

Roof Tile Specification

We propose a natural slate tile with a lifespan of between 50-100 years. Its appearance is of blue and grey. Del Carmen is a Spanish quarry renowned for extracting high-quality slate from a single, consistent vein. This slate's exceptional quality and unwavering consistency have earned official certifications, allowing its use in prestigious sites such as English Heritage, and Heritage Scotland. The excellent quality of SSQ's Del Carmen slate has resulted in regularly accepted specification and use as an alternative to indigenous slate by Heritage England and Heritage Scotland in a number of cases.

The manufacturer produces a range of dimensions for their slate tile range. We have specified 400mm x 250mm and the "Ultra" tile from this range. This is proposed as it is the most historically accurate dimension and when combined with a deeper headlap, it will provide better protection from the elements. Verges, ridges and flashings to be detailed per the drawings submitted with the application. Membrane to be removed, battens to be removed and both replaced and installed in accordance with the manufacturers instructions. No inappropriate bargeboards or verges to be installed. Remove all cement based mortars and repairs to verges, stacks and ridges prior to work.

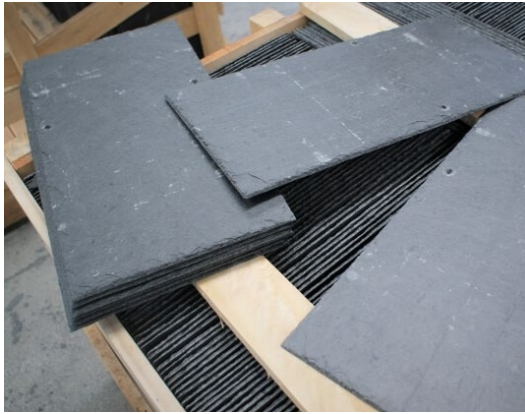


Fig 4

Chimney Stacks

There are four chimney stacks effected by this proposal. All four chimney stacks are in poor condition and three of them are dilapidated and allowing for significant ingress. Rather than executing patchwork repairs, it will be deemed more appropriate for the integrity of the listed building as it will improve the lifespan of the listed building. By way of example, repointing will improve the segments of the stacks, but the chimney stacks will not be on the level.

Similarly, there are dozens of different ages and types of mortar and flashings within close proximity of each other due to a multitude of ad-hoc repairs. C2, C3, C4 are proposed to be carefully dismantled, have their original bricks cleaned and set aside to be reused in the rebuilt chimney. Lime-based mortar. Remove all cement based mortars and repairs to verges, stacks and ridges prior to work.

Archaeological Impact

N/A

Access

N/A

Refuse and Parking

N/A

Summary

The proposals being consented will result in the careful execution of a carefully detailed and historically appropriate set of repairs and installations that extend the lifespan of the listed buildings, stop ingress and improve the appearance of the terrace and immediate context from the surrounding viewpoints.

Should you have any questions or concerns, please do not hesitate to contact me or my team who remain at your disposal throughout.

Yours sincerely,

Joshua Harrison
Managing Director
For and on behalf of Cohanin Architecture

