

Date: May 2024

# Planning Support and Heritage Statement

Project: Re-roofing of Colne Valley Masonic Lodge



Figure 1: Red dotted line indicates area of roof to be re-roofed.

# 1. Planning Statement

1.01. This document has been prepared to support an application for planning approval for the re-roofing of the Colne Valley Masonic Lodge building. The site is located in Slaithwaite Town centre and as seen below is in the Slaithwaite Town Centre conservation area.

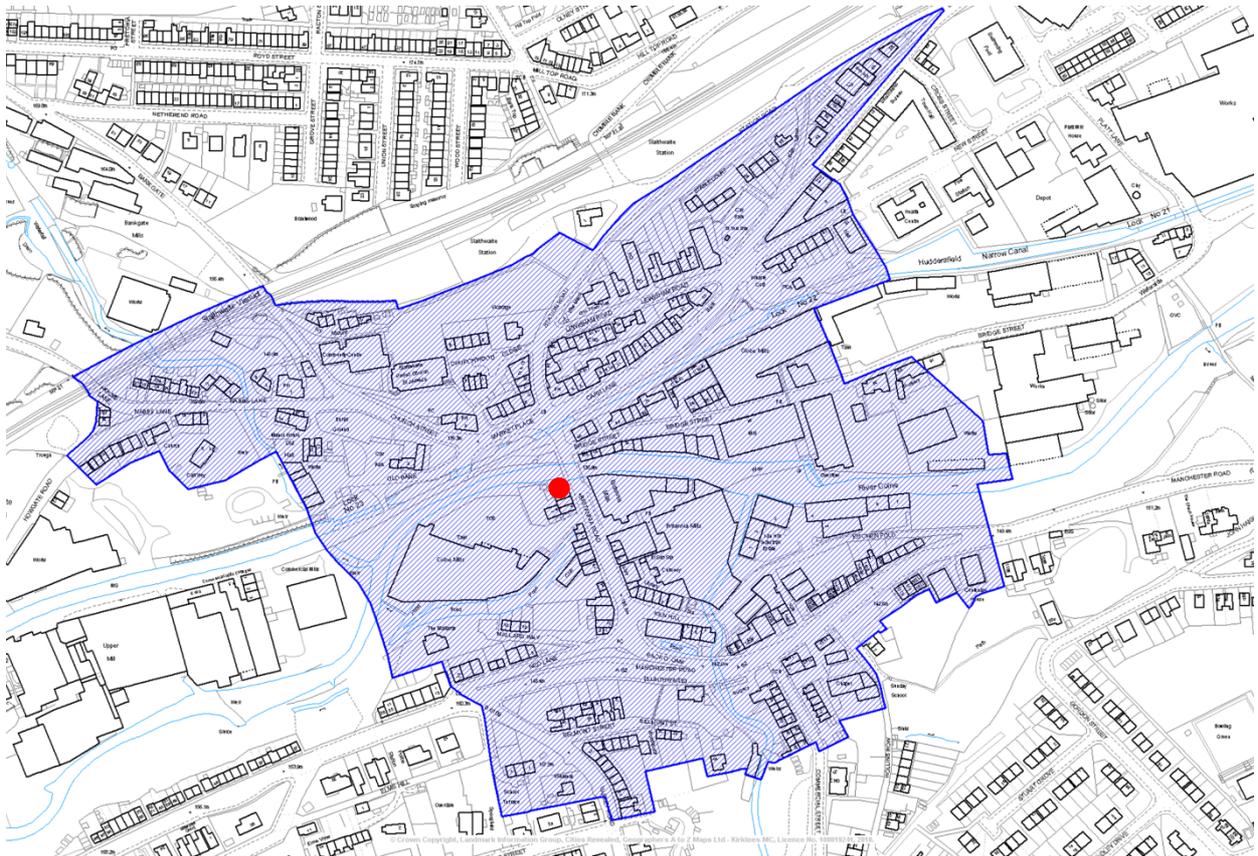


Figure 2: Application site shown by red dot in context of Slaithwaite Town Centre Conservation Area

1.02. The applicant seeks permission to change the roofing material from blue slate to concrete (anthracite grey) in a colour to match the existing. Overtime, the roof has fallen into a state of disrepair and is in urgent need of re-roofing.

1.03. The Colne Valley Masonic Lodge is a charitable organisation who donate to a variety of local community projects. They have obtained a number of quotes for the re-roofing of the building (in both blue slate and concrete) and the cost difference on average is in the region of 25K. This is of course a significant amount, and something of which the charity will struggle to afford. It's needless to say that this work will certainly prohibit donations to local causes in the near future.

## 2.0 Heritage

- 2.01 The application building is not listed, however it lies within the Slaithwaite Town Centre Conservation Area, there is no written appraisal for the Area.
- 2.02 Slaithwaite is an important local centre. Although its history can be traced back as far as the 12<sup>th</sup> C, major expansion took place in the 18<sup>th</sup> C and 19<sup>th</sup> C with the development of the textile industry. The majority of the listed buildings within the Conservation Area date from this period.
- 5.03 The character of the CA is that of a successful small Victorian town with the majority of vernacular buildings in local loadbearing stone in walled or ashlar forms under pitched tiled roofs. Windows are typically of the 'punched-hole' type with mainly vertical emphasis.
- 5.04 The Masonic Lodge building itself is a typical example of the local vernacular style. Local coursed sandstone is utilised to the external walls, with ashlar surrounds and detailing to all openings. The existing roof material is in blue slate.
- 5.02 As mentioned previously the roof is in desperate need of replacement. The applicant seeks permission to change the blue slate to a concrete tile which would be significantly more cost effective. The concrete tile would be in a colour to match the existing, and due to the 3-storey nature of the building would be high enough up to be out of sight. Roofing materials in the surrounding conservation area are a mix of natural stone / blue slate, tin sheeting and concrete tiles.
- 5.03 The proposals are in no way harmful to its setting, and do not impact on the surrounding area. As such we see no reason why permission cannot be granted. Work that successfully maintains the building will preserve its long-term future, and the charity will be in a position to continue to support local causes.