Heritage statement

Replacement of roofing tiles at:

Pell Croft, Pell Lane Wooldale. HD9 1QL

Applicants: Graeme & Sara Holmes

Introduction

This statement provides information to accompany a listed building consent application for the change of roofing materials at the above property.

Originally constructed in the 18th Century as six back-to-back cottages and subsequently extended, Pell Croft is a Grade II listed building sitting alongside Pell Lane. It is a three-storey (including attic) stone built detached dwelling constructed with traditional weavers style windows. Neighbouring properties consist of three other two-storey, detached properties all stone built with graphite roofing slates.

Pell Croft sits within the northern half of the larger of the two Wooldale Conservation Areas.

The applicant made repairs to the existing Hardrow concrete tiled roof during 2025 in order to prevent water ingress to the building. The repairs were necessary due to the degradation of the Hardrow concrete tiles which were originally fitted (probably in the late 1970s or early 80s) prior to listed building status being awarded These repairs were made by replacing some of the degraded concrete Hardrow tiles with new ones.

Justification

Due to further water ingress, the building now requires further repairs. However, the Hardrows tiles fitted to the building are no longer commercially available. As a result the only way to affect necessary repairs is to replace all Hardrow tiles with a new material that is more sympathetic to the building.

Material Selection

The Hardrow concrete tiles currently fitted are not in keeping with the original construction of the building. If listed building conditions applied at the time of fitting, permission would never have been granted as they are not of a natural construction and are a low-grade concrete material (hence the degradation).

It is proposed that a natural 7-9mm high quality Westland Graphite Slate is fitted to replace the Hardrow tiles across the entirety of both front and rear elevations of the property's roof. These are more in keeping with the original materials used at the time of the construction of the building thereby preserving the historical significance of the building and closely match neighbouring properties on Pell Lane.

Also the Graphite colouring of the Westland Slates, is similar in appearance to the current Hardrow tiles giving minimal change and visual impact to the building within its environment.

Approval Risks

The Westland Slate is proposed as it is a similar weight to the Hardrow tiles currently fitted. Other available materials including local stone, Indian Stone and Welsh Blue Slate are significantly heavier and will therefore subject the timbers and other load bearing structures of the building to significant

additional stress. As a result, the use of the Westlands demonstrates no harm or less than substantial harm to the building compared to the use of other suitable materials.

Environmental Efficiency

The current roof is heavily insulated as the roof space in the attic area is functioning as office and storage space. In the course of fitting the new materials, the state of insulation will be reviewed and, in line with any Building Control recommendation may be upgraded accordingly.

Conclusion

The proposed use of Westland Graphite Slate over the existing Hardrow tile is more in keeping with the original building's character, style, and texture and with the local environment. Furthermore, the proposed material is more hardwearing and weather resistant than the outgoing material As a result, the proposed materials contribute positively to the building's longevity and historic streetscape.

The change will also not affect the building's setting or position within the surrounding cluster of properties and the wider context of the Conservation area. The proposals are in-keeping, with the character of the property and will pose no harm to the Heritage Asset.