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# Heritage Statement

Manor House, Crossland moor, Huddersfield – HD46BJ

Proposed re-roof of a Grade II listed property

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HERITAGE STATEMENT

Proposed Roof Repair and Partial Re-Roofing Works

**Property:** Manor House, Moorside Avenue, Crosland Moor, Huddersfield
**Listed Building Entry:** 1216483
**Grade:** II
**Historic List Description:** Crosland Moor Liberal Club
**Applicant:** Lee Williams
**Agent:** Gray Architectural Design
**Proposal:** Repair and partial re-roofing of the existing listed building

## 1. Introduction

This Heritage Statement has been prepared in support of an application for Listed Building Consent for repair and partial re-roofing works to Manor House, Moorside Avenue, Crosland Moor, Huddersfield.

The purpose of the proposed works is to address deterioration of the existing roof coverings and associated water ingress while retaining the maximum practicable amount of existing historic fabric.

The application relates solely to the roof and associated external roofing components. No internal alterations form part of this Listed Building Consent application.

The proposals have been developed following discussion with Kirklees Council Conservation Officers and seek to provide a conservation-led repair strategy based on:

- retention and repair of surviving traditional roof materials wherever practicable;
- removal of inappropriate and deteriorated modern repairs;
- limited replacement of roof coverings only where their condition no longer permits effective repair;
- retention of the existing roof form, pitches, profiles and overall architectural character;
- use of high-quality natural roofing slate compatible with the character and appearance of the listed building;
- use of traditional leadwork to ridges, valleys and associated roof junctions; and
- retention and repair of existing rainwater goods wherever practicable.

## 2. Heritage Asset and Significance

The building is Grade II listed under National Heritage List entry number **1216483**.

The statutory list description identifies the building as the former Crosland Moor Liberal Club and describes it as a mid-19th century building constructed principally in ashlar.

The building is two storeys in height and is characterised by a formal composition incorporating:

- a moulded cornice and blocking course;
- pediment-shaped features above individual bays;
- sculpted wreath decoration;
- six ranges of sash windows;
- slightly projecting bays;
- moulded ground-floor window surrounds and cornices;

- tripartite windows at the northern end; and
- an elaborate and eclectic entrance porch incorporating four fluted columns and a full entablature.

The architectural significance of the building derives primarily from its mid-19th century formal composition, ashlar masonry, surviving external architectural detailing, scale, proportions and historic character.

The roofscape forms part of this overall significance by providing the traditional upper termination of the building. Its form, pitch, material character and junctions therefore contribute to the appearance and architectural integrity of the listed building.

The significance of the roof lies principally in:

1. the established historic roof form and profile;
2. surviving traditional stone and natural slate coverings;
3. traditional roof junctions and leadwork;
4. the relationship of the roofscape to the ashlar elevations below; and
5. its contribution to the overall appearance and historic character of the listed building.

The proposed works do not seek to alter the established architectural form of the roof.

## 3. Relevant Planning History

The building has previously undergone conversion and alteration.

A relevant previous application is:

Application Reference: 2005/65/92595/W1

Description: Listed Building Consent for change of use, extension and alterations to existing licensed accommodation to form 13 residential apartments with car parking and altered access/egress arrangements.

This demonstrates that the building has undergone previous phases of adaptation and repair.

No documentary evidence has presently been identified which conclusively establishes the original roofing material or exact historic sequence of roofing materials across all parts of the building.

The current assessment is therefore based upon the physical evidence visible on the building, the condition survey, photographic record and surviving roof materials.

## 4. Existing Roof Construction and Materials

The present roofscape contains a mixture of materials and evidence of numerous phases of alteration and repair.

The roof survey has identified areas comprising:

- natural slate;
- traditional stone slate;

- cement-based replacement slates;
- localised replacement and patch repairs;
- flash-band type repairs;
- extensive coatings and painted repairs;
- repaired ridge and valley junctions;
- deteriorated leadwork; and
- areas where successive repairs have obscured the original roof detailing.

Some roof slopes remain capable of localised conservation repair, while other areas have deteriorated to the point where continued piecemeal repair is no longer considered an appropriate or durable solution.

The existing photographic survey demonstrates considerable variation in slate type, condition and previous repair methodology.

In particular, several roof slopes exhibit extensive modern coatings and patch repairs across individual slates, joints, valleys and abutments. These repairs have generally been introduced in response to previous failures and water penetration but have, over time, resulted in a complicated and increasingly difficult-to-maintain roof covering.

## 5. Condition and Water Ingress

Water ingress has occurred locally at a number of locations where existing roof slates, junctions and previous repairs have failed.

The water ingress is not understood to result from a fundamental change to the historic roof form, but rather from the progressive deterioration of individual roof coverings and the cumulative effect of previous localised repairs.

The photographic survey identifies:

- cracked, damaged and weathered slates;
- inconsistent previous slate replacement;
- areas of heavy surface coating;
- deteriorated valley and junction treatments;
- local open or vulnerable joints;
- debris and contamination within drainage routes;
- extensively repaired leadwork; and
- localised areas where the roof covering is no longer providing a reliable weatherproof envelope.

The purpose of the proposed works is therefore preventative and conservation-led: to arrest further water ingress and associated deterioration of the listed building.

## 6. Extent of Proposed Works

Only the principal roof area identified by the **red outline on the proposed roof materials plan** is proposed to be fully re-roofed.

The remaining roof areas are to be retained and repaired.

The proposed strategy is as follows:

### Main Roof – Red Area

The existing deteriorated coverings and inappropriate modern repairs are to be carefully removed.

The roof is then to be re-covered using **Glendyne natural blue/grey slate**.

Existing inappropriate fibre-reinforced coatings, flash-band repairs, cement-based repairs and other unsuitable modern interventions within this area are to be removed as part of the works.

### Existing Stone Slate Areas

Existing traditional stone slate roof coverings are to be retained and repaired **in situ**.

Sound stone slates are not to be unnecessarily removed.

Where an individual stone slate is damaged beyond reasonable repair and replacement becomes unavoidable, replacement material shall be selected on an exact or as-close-as-practicable like-for-like basis in terms of:

- geological character;
- colour;
- thickness;
- texture;
- dimensions; and
- visual appearance.

### Existing Natural Slate Areas

Existing sound natural slate roof areas outside the red re-roofing zone are to be retained and locally repaired where required.

### Leadwork

Existing defective ridge, valley, gutter and associated lead details are to be carefully repaired or renewed where necessary.

New principal leadwork is proposed in **Code 5 lead sheet**, including the relevant ridge, valley, gutter and associated roof junction details.

Leadwork shall be traditionally detailed and formed to accommodate thermal movement.

Where permanent fabricated joints are required, these shall be welded by suitably experienced operatives.

## 7. Proposed Natural Slate

The proposed replacement covering to the main roof is **Glendyne Natural Roofing Slate**, produced at Saint-Marc-du-Lac-Long, Quebec, Canada.

The material is a genuine natural slate rather than a synthetic, fibre-cement or manufactured slate substitute.

The manufacturer's technical information describes Glendyne slate as a **blue/grey natural roofing slate** with a flat texture. It is manufactured in a range of traditional roofing sizes and is classified in accordance with BS EN 12326.

The manufacturer's technical documentation records that Glendyne slate has been considered acceptable for use within the Snowdonia National Park because of its comparable colour, texture and weathering characteristics to natural slate from the Blaenau Ffestiniog area.

Independent comparative testing undertaken by Independent Building Investigation Services also considered Glendyne and Ffestiniog natural roofing slates.

That assessment concluded that the two products:

- exhibit similar elemental composition;
- are visually similar;
- possess comparable material properties;
- are both high-quality natural roofing slates; and
- may be considered appropriate substitutes where a similar visual and technical character is required.

The proposed material has therefore been selected to provide a high-quality natural slate roof covering with a traditional blue/grey appearance compatible with the historic character of the building.

The proposed slate does not seek to introduce an artificial or visually contrasting contemporary roofing material.

The product's Declaration of Performance confirms compliance with **BS EN 12326-1:2014** and records a W1 water absorption classification, T1 thermal cycle performance and S1 sulphur dioxide exposure classification.

## 8. Heritage Suitability of the Proposed Slate

The selection of Glendyne slate has been considered specifically in relation to the listed status of the building.

The principal conservation objective is to achieve a roof covering which:

- reads visually as a traditional natural slate roof;
- respects the colour and character of existing slate found on the building;
- avoids the uniform appearance associated with artificial slate substitutes;
- has appropriate longevity;
- is compatible with traditional slating techniques;
- weathers naturally over time; and
- does not detract from the architectural significance of the listed building.

The supporting product information includes examples of Glendyne natural slate being used on historic and Grade II listed restoration projects.

Examples include historic church buildings, military buildings, former industrial buildings and Grade II listed structures.

The manufacturer's heritage case studies include the Grade II listed Rutland Mills / Tileyard North project in Wakefield, where more than 37,000 Canadian Glendyne natural slates were installed as part of the restoration of a group of historic listed buildings.

Other documented projects demonstrate its use where compatibility with traditional Welsh slate and historic roof character was an important design consideration.

These examples are not relied upon as justification in themselves, but demonstrate that the proposed material is established as a natural roofing slate capable of use within sensitive historic contexts.

## 9. Roof Structure

No intrusive inspection of the existing roof rafters or concealed roof structure has yet been undertaken because these elements are presently concealed beneath the existing roof coverings.

The intention is to retain the existing roof structure wherever reasonably practicable.

Once the existing covering to the approved re-roofing area has been carefully removed, the exposed roof structure will be inspected.

The following conservation principle will apply:

**retain before repair; repair before replacement.**

Existing rafters, purlins, boarding and other historic structural timber will be retained wherever they remain structurally serviceable.

Where individual elements are found to have suffered decay or structural deterioration, the extent of intervention will be limited to that reasonably necessary to provide a sound roof structure.

Following exposure of the structure, a separate condition report will be prepared identifying:

- the condition of existing roof timbers;
- any areas requiring repair;
- proposed repair methodology;
- any localised replacement considered necessary; and
- details of any structural intervention required before re-covering.

No wholesale replacement of the historic roof structure is proposed as part of this application.

Where previously concealed fabric of particular historic interest is uncovered, works in the affected area will cease pending further assessment where appropriate.

## 10. Underlay and Battens

Within the re-roofing area, a new **vapour-permeable breathable roofing membrane** is proposed beneath the natural slate covering.

New timber battens will be installed as required to provide a sound fixing substrate for the proposed natural slate.

The Glendyne technical guidance identifies the use of vapour-permeable underlays as an appropriate form of construction beneath natural slate roofing and requires installation to comply with the relevant recommendations of BS 5534.

The introduction of the breathable membrane and battens will be concealed beneath the roof covering and will therefore have no visual effect upon the external appearance or architectural significance of the listed building.

## 11. Ventilation

No new proprietary roof vents or other externally visible ventilation terminals are proposed as part of the works.

No alteration to the external appearance of the roof is therefore proposed in respect of roof ventilation.

The existing roof arrangement will be retained insofar as reasonably practicable, with the new breathable membrane incorporated beneath the re-roofed slate area.

## 12. Insulation

No new roof insulation is proposed as part of this Listed Building Consent application.

The works are principally repair and re-covering works intended to restore the weather resistance of the existing roof.

No alteration to the internal roof profile is proposed in connection with insulation works.

## 13. Rooflights

No new rooflights are proposed.

Any existing rooflights outside the scope of the main re-roofing works are to remain unaffected unless specifically identified otherwise on the approved drawings.

The proposal therefore introduces no additional openings or visually intrusive features into the historic roofscape.

## 14. Rainwater Goods and Roof Drainage

Existing rainwater goods are to be retained wherever practicable.

All existing gutters, outlets, valleys, sumps, channels and associated rainwater drainage serving the affected roof areas will be inspected and cleaned as part of the works.

Existing drainage routes are to remain.

Where an individual existing rainwater component is found to be beyond reasonable repair, any replacement shall match the existing component as closely as practicable in:

- material;
- profile;
- dimensions;
- form; and
- appearance.

There is no intention to introduce visually different proprietary rainwater goods.

Existing valley and flat-roof drainage routes are to be cleared of accumulated debris and left in full working order.

## 15. Internal Works

No internal alterations form part of this Listed Building Consent application.

The works relate solely to the repair, conservation and re-covering of the existing external roof.

Any localised internal making good subsequently found to be necessary as a direct consequence of historic water ingress will be treated separately and assessed according to the significance of the affected fabric.

No removal or alteration of significant internal architectural features is presently proposed.

## 16. Effect on Significance

The proposed works have been designed to preserve the special architectural and historic interest of the Grade II listed building.

The principal roof form, pitches, ridges, valleys and overall silhouette of the building will remain unchanged.

The works will not:

- increase the height of the building;
- alter the existing roof pitch;
- materially alter the established roof form;
- introduce dormers or new rooflights;
- introduce conspicuous ventilation terminals;
- alter the principal elevations; or
- remove significant decorative architectural features.

The principal visual change will be the replacement of the extensively repaired and deteriorated covering within the identified main roof area with a consistent, high-quality natural blue/grey slate.

This is considered to result in an improvement compared with the existing patchwork of natural slate, cement slate, coatings, flash-band and other modern repairs.

Surviving traditional stone slate and serviceable natural slate areas elsewhere on the building will be retained rather than unnecessarily replaced.

The proposals therefore follow a hierarchy of minimal intervention and retention of historic fabric.

## 17. Justification for the Works

Continued isolated patch repairs to the principal roof are no longer considered to represent an appropriate long-term conservation solution.

The existing roof has undergone repeated repair over a prolonged period and contains significant areas of incompatible or visually intrusive repair material.

Local water penetration demonstrates that the roof covering is no longer reliably performing its fundamental function of protecting the listed building from moisture.

Failure to address the condition of the roof presents a greater long-term risk to the significance of the listed building because continuing water ingress can result in deterioration of:

- historic roof timbers;
- masonry;
- internal finishes;
- ceilings;
- plasterwork; and
- other historic fabric.

The proposed intervention is therefore considered necessary to secure the long-term preservation of the heritage asset.

Replacing only the roof area that is demonstrably beyond reasonable repair, while retaining and repairing the remaining stone and natural slate areas, represents a proportionate conservation response.

## 18. Conservation Benefits

The proposals provide a number of heritage benefits:

1. Removal of inappropriate repairs
   Extensive modern patching and coatings will be removed from the principal roof.
2. Retention of historic materials
   Existing stone slate and serviceable natural slate areas will remain in situ wherever practicable.
3. Traditional materials
   The principal replacement roof covering will be natural slate rather than artificial or fibre-cement material.
4. Traditional leadwork
   Deteriorated ridge, valley and gutter details will be repaired or replaced using traditional sheet lead.
5. Improved weather protection
   The works will reduce the risk of continuing water penetration and consequential damage to historic fabric.

6. No alteration to roof form
   Existing pitches, profiles and overall roof geometry will remain unchanged.
7. Long-term maintenance reduction
   A properly detailed natural slate covering will provide a significantly more durable solution than continued localised patch repairs.

## 19. Conclusion

Manor House is a Grade II listed mid-19th century building whose architectural significance is principally expressed through its formal ashlar elevations, decorative detailing, composition and surviving historic character.

The roof is an important component of that significance and requires intervention because of the progressive deterioration of its coverings and the accumulation of numerous previous repairs.

The proposed works adopt a conservation-led approach.

Only the principal deteriorated roof area will be fully re-covered. Surviving traditional stone slate and serviceable natural slate elsewhere will be retained and repaired.

The proposed replacement material is a high-quality blue/grey natural Glendyne slate selected for its compatibility with traditional natural slate roofing and its ability to provide an appropriate visual relationship with the listed building.

Existing roof structure will be retained wherever possible, with its condition assessed following careful removal of the covering. Any structural repairs subsequently identified will be based upon minimum intervention and retention of sound historic material.

Existing rainwater goods will similarly be retained and repaired, with like-for-like replacement only where individual components are beyond reasonable repair.

No new insulation, rooflights or external roof ventilation features are proposed.

Overall, the works are considered necessary to secure the long-term weatherproofing and conservation of the building and will preserve its special architectural and historic interest while removing a number of unsympathetic and deteriorated previous roofing repairs.