

The Lee, Walmersley Road, Bury, BL9 5JA

Statement of Heritage Significance

(For refurbishment / repair of the existing roof covering, including leadwork)



On behalf of

Mr M Pearson

Dated: 4th June 2024

1. INTRODUCTION

- 1.1 This statement supports the Listed Building Consent Application for the refurbishment / repair of the existing roof covering, including new leadwork at The Lee, Walmersley Road, Bury, BL9 5JA.
- 1.2 This statement describes the need for the work and the impact on the Listed Building. It focuses on the slated, sloping roof surfaces which includes 2 hips, 3 sections of ridge tiles, 5 mortar bedded verges, 1 verge coping, 2 abutments and 5 chimney penetrations. The two existing areas of flat roof are to be left as existing. The statement is proportionate to the extent of work being carried out to the Listed Building.

2. BACKGROUND

- 2.1 The need for this work is twofold:
1. A client seeking to repair / refurbish the existing Welsh slated, pitched roof, including defective leadwork and copings, which is allowing water ingress into the existing building.
 2. A client seeking to overcome the problems of water ingress and condensation, which is affecting the internal timber roof structure and plaster finishes and leading to degradation of a Grade II Listed heritage asset.

3. THE HERITAGE ASSET

- 3.1 The Lee Walmersley Road, Bury is situated on the corner of Walmersley Road and Springside Road in Bury. Springside Road lies to the north and Walmersley Road to the east. The building forms an imposing structure and abuts Nos 2 and 4 Springside Road to the west. The building has been extended and modified over the years but essentially comprises a 2 storey load bearing stone structure with traditional pitched slated roofs and is dominant on the corner site.

Built from traditional coursed stone with a tooled finish, with ashlar features including stone jambs, cills and heads. The Walmersley Road elevation is a fine elevation graced with a central entrance formed with stone pilasters, hood door case and stone cornice. Added to this there is a 6 panel door with arched fanlight.

The north gable is more modest and has been altered and adapted over the years and is blighted by a contemporary brick chimney circa 500mm square which rises circa 2m above the verge.

To the north of the aforementioned gable is a 2 storey extension which abuts the adjacent terraces on Springside Road. Formed in similar construction.

Photographs of the building elevations and roof surfaces follow:



East elevation to Walmersley Road, including traditional slated roof surfaces and painted timber fascia boards to eaves.



North elevation to Springside Road, with mortar bedded verges and chimney stacks.



North gable with central brick chimney stack.



East elevation to north extension.



View across roof slopes E, C and A indicating Welsh slates, clay ridge and hip tiles, stone coping to verge and leadwork to stone chimney stacks.



View across roof slope F.



South facing view across roof slope D.



North facing view across roof slope D.

	
West facing view along roof slope F with parapet upstand to flat roofed area.	West facing view towards roof slope B.

The Lee, Walmersley Road, Bury is protected under the Planning (Listed Buildings and Conservation Areas) Act 1990 for its special architectural and historic interest. The Listing description follows:

Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1067226

Date first listed: 29-Jan-1985

Statutory Address: THE LEA, WALMERSLEY ROAD

Map



This copy shows the entry on 06-Jul-2021 at 11:14:18.

Location

Statutory Address: THE LEA, WALMERSLEY ROAD

The building or site itself may lie within the boundary of more than one authority.

District: Bury (Metropolitan Authority)

Parish: Non Civil Parish

National Grid Reference: SD 80574 13470

Details

SD 81 SW WALMERSLEY ROAD 6/80 - The Lea

- II

Mid C19. Coursed squared rubble. Not symmetrical. 2 storeys. 3 altered windows. 6-panel door in stucco, pilastered cornice hood doorcase. Fanlight with C20 glazing bars.

Listing NGR: SD8057413470

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 210756

Legacy System: LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

4 PROPOSALS

- 4.1 The proposals are shown on drawing R-0539-P3 which illustrates the existing roof slopes, together with proposals for the re-roofing works.

The proposals allow for the following:

1. Roof Slopes A, B, C, D, E & F. Careful removal of the existing mortar bedded, clay ridge and hip tiles, Welsh slates (note the existing spacing and gauge), existing stone coping / verge stones and set aside for re-use, replacing any broken / defective slates with matching Welsh slates of the same thickness and size. Remove existing timber slating battens and repair any rotten timber tongue and groove sarking boards with new treated timbers to match existing. Existing painted timber fascia boards to be retained / repaired as necessary. Remove / replace any defective lead soakers and flashings and replace with new lead sheet to codes 3 and 4 respectively and as Lead Sheet Association guidance.
2. Lay Proctor Air sarking felt over the existing sarking boarding and fix new treated timber (12.5 x 38mm) counter battens, using copper clout nails and fix treated timber slating battens (25 x 38mm) over, using copper clout nails and refix salvaged Welsh slates to match the existing spacing and gauge.
3. Refix existing clay ridge and hip tiles (bedded in lime mortar) and carefully dress down all leadwork and repoint using lime-based mortar.
4. All existing rainwater goods to be retained / refurbished as necessary. All existing mortar verges to be retained / extended / repaired as necessary.

5 IMPACT ASSESSMENT

5.1 Assessment of Assets

- 5.1.1 The existing house is clearly a fine period building, however, water ingress (through defective slates, copings and flashings) is affecting the internal timber roof structure, plaster finishes to walls and ceilings, including the potential for dry rot to occur.

1. The existing, galvanized, long clout nails used to fix the tiling battens are causing condensation (in very cold weather) within the warm roof space, to drip onto the ceiling finishes below.
2. The existing roof build up does not include any sarking felt or counter battens which is leading to degradation of the existing timber, tongue and groove sarking boards and slating battens.

5.2 Proposals and Justification for the Development

- 5.2.1 This section addresses the justification for the scope of the overall refurbishment / repair work, using a recognised set of assessment criteria. These proposals are supplementary to the above impact assessment and seek to provide the necessary background and policy justification to support the application proposals.

5.2.2 Proposals

The proposals as described above in Section 4.

Fabric affected and significance – The main impact on the existing building is the slight increase in height of the roof (by 12.5mm) through the introduction of narrow counter battens and breathable sarking felt. The introduction of a vapour permeable (breathable) sarking felt and counter battens will lead to greater water tightness and corresponding increased longevity of the roof construction which is a positive contribution. The repair / replacement of defective leadwork and repointing of the existing coping stones, prevents water ingress with corresponding increased longevity of the roof construction which is a positive contribution.

Potential impact – These proposals have a very minor impact on the Listed Building (raising the slate line by 12.5mm), with no loss of significance as the roof finish will look exactly as existing.

Mitigation – The proposals have been designed to preserve and maintain the historic fabric of the building.

5.2.3 Justification

1. What is the need for the development?

The need to repair / refurbish the roof is twofold:

- a) It is currently defective and allows water ingress through broken sales / defective leadwork, damaging internal finishes to the building.
- b) The use of shorter, copper clout nails, to fix battens and slates removes the possibility of condensation within the warm roof space.

The use of existing / traditional materials and detailing is in keeping with the historic building.

2. Can the development needs be met in a different way?

No.

3. What are the benefits of the new work?

Preventing water ingress which should lead to increased longevity of the timber roof structure and preventing the possibility of dry rot occurring which can significantly harm the historic fabric of the building.

4. Will the benefits outweigh any harm?

Yes.

5. Can you avoid (mitigate) any minor impacts on the heritage?

No, minor impacts are, at this stage, envisaged.

6. Is the scale, design, materials proposed for any new works appropriate?

It is considered that the re use of the existing, traditional materials are highly appropriate, with the proposed vapour permeable / breathable sarking felt being appropriate – to prevent water ingress.

7. Is any new work in the least damaging place?

N / A

6 CONCLUSION AND RECOMMENDATIONS

6.1 As noted above The Lee, Walmersley Road is a protected Heritage Asset. The proposals put forward above seek to improve the weathertightness of the building and therefore preserve / extend the lifespan of the roof structure, covering and ultimately the Listed building in two fundamental ways:

1. Prevent any further degradation of the roof structure and internal plaster finishes of the building caused by water ingress.
2. Prevent condensation occurring during cold weather by eliminating exposed, galvanised clout nails within the warm roof spaces.

We commend these proposals to you.