Design and Access Statement

22 King Street Whalley

PROCESS / HERITAGE

22 King Street is one of a pair of grade II listed adjoining properties on King Street, Whalley. They are believed to date from the late C17th, probably originally built as a farmhouse. The properties were separated in stages with various configurations including an ice cream shop, single floor flat and finally as 2 separate houses. Listing details attached

No 22 is currently unoccupied following delays to repairing flood damage sustained on Boxing Day 2015.

The historical roof covering of either stone or Welsh Slate was discarded when the property was re-roofed approximately 50 years ago. Repairs to the roof timbers were made with poor quality softwood. The roof was inappropriately recovered with concrete tiles and is currently in a poor state of repair needing urgent replacement to prevent further damage to the roof timbers

The Whalley Conservation Area Appraisal, page 24, attached, lists this loss of the original roof covering as a threat the conservation area.

We intend to re-roof the building as soon as possible due to the essential urgent repairs that are needed in order to prevent further deterioration and unnecessary loss of historic building fabric.

A meeting was held with the Chief Planning Officer, John Macholc, who advised that Listed Building Consent would be required for the re-roofing. He subsequently confirmed by email that either new or reclaimed Welsh Blue Slates would be appropriate materials for this work

PROPOSALS

The roof to no. 22 is in poor condition and requires essential urgent repairs:
- It is proposed that the roof will be stripped (existing concrete tiles will be discarded).
- The roof timbers will be inspected for any signs of rot or defects and, if necessary, sympathetic repairs will be undertaken in like for like materials.
- It is proposed to replace the bitumen felt with a breather membrane
- New slate battens will be fitted
- The roof will be recovered using either new or reclaimed Welsh Blue Slates
- There is an existing standard roof light to the rear elevation, it is proposed that this will be replaced with a conservation roof light of the same dimensions.
- A 900mm plain chimney pot and new liner will be fitted to the kitchen flue to provide sufficient clearance between the outlet and the roofline
- Lead flashings to chimneys will be renewed like for like.
- Guttering will be replaced using conservation style painted aluminium

SUMMARY

Re-roofing of no. 22 King Street is urgently needed and is an opportunity to replace an inappropriate roof covering with a better quality and more appropriate material. The introduction of a breather membrane will improve the performance of the roof and have no impact on the significance of the building. The replacement of the roof light to the rear elevation will enhance the appearance of the roofline.