

Dunston, St. Peter's Church - Re-Roofing of Vestry (New Roof Covering in TCS etc.)

Heritage Statement

This is a concise, proportionate Heritage Statement due to the Minor nature of the Works, which will have a minimal effect on the building fabric, and do not affect the appearance of the Building itself.

The Building

St Peter's Church, Dunston is a Grade 2 Listed Parish Church. Originally built in C12, it was substantially re-built in 1874-76, with only the West tower retained from the original building.

Statement of Significance

The Church sits close to the Centre of the Village, but not in a dominant position. It is set towards the rear of the Churchyard, close to the curtilage, with a backdrop of mature Trees, and with a large expanse of grass with gravestones etc., to the foreground. The Church is of typically good quality but not of outstanding interest. It is however visually and socially important to the Village. No other Heritage Assets will be affected by the Proposal.

Reason for the Proposal

The original lead roof covering on Vestry Roof has recently been stolen, and the roof is now temporarily covered with plastic sheeting, but this is unable to fully prevent water ingress, and some rainwater is infiltrating through to the inside of the building.

The Proposal - Proposed Works

The original, now missing, Lead Sheet Roofing is to be replaced with Terne Coated Stainless Steel, with Round Batten Cappings to the seams, with either TCS or Lead Flashings depending on the suitability of the material to the situation. This is essentially a Lead lookalike material which is of little value to thieves. The remaining base of the largely removed and redundant Chimney, which sits behind the parapet and cannot be seen from ground level, is to be reduced slightly to allow a simplification of the gutter arrangement and improve the drainage.

Impact of Proposal

The Vestry Roof is located on the North East corner of the Church, and is completely hidden from Public View, being to the Rear of the Church with some cover from the adjacent Trees, and enclosed along its outer edge by a stone Parapet. No person will be aware of the change of material unless they have an elevated view of the Roof from a ladder or other high level access. No building works are proposed which affect the footprint of the Church.

Consultees responses

Historic England have been Consulted and are supportive (*Letter - 23rd June '23*).
The *NKDC Planning Officer* has been consulted and is supportive (*Letter – 1st June '23*).
The Proposal is currently awaiting *DAC Faculty* Approval, pending the granting of any outstanding Approvals (*Building Regulations Approval has already been Granted*)

Your very earliest response and Approval would be much appreciated in order that the proposed re-roofing works can be completed before this winter.

Roger Wright – Architect

29 August, 2023