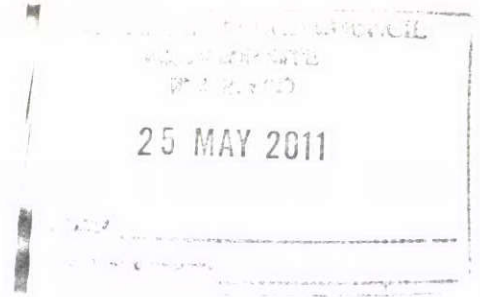


HPK/2011 / 0242



## Heritage Statement

PREPARED BY

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Date: May 2011

Hannover Cottage is located within Simmondley Village at 81 High Lane. The premises are surrounded by similar buildings. It is dated 1719 a grade 2 listed building in a row and forms an inherent form in the character of the row it occupies.

Externally the building is in coursed millstone grit, it has mullioned windows with diamond leaded panes. The roof is stone flagged tiles

The property is an important part of a group of properties that form the character of Simondley village. It has an appealing appearance and forms an integral part of the areas appearance.

It was listed in 27 Jan 1978 and amended in 22 May 2000

The following details are recorded on the listing:

SK0293SW HIGH LANE, Simmondley  
921-1/12/86 (South East side)  
27/01/78 Nos.81 AND 89  
Hanover Cottage (No.81) and The  
Homestead (No.89)  
(Formerly Listed as:  
HIGH LANE, Simmondley  
(South East side)  
Nos.71, 79, 81 AND 89)

## GV II

House and cottage. 1719 with C19 addition and C20 alterations.  
Narrow coursed millstone grit with ashlar dressings, stone  
slate roof and single stone stack with watertabling.

PLAN: 2 unit lobby entry plan.

EXTERIOR: 2 storey. Front has 3 windows arranged 1:2. House to  
right has central C20 door in chamfered ashlar door surround  
with lintel bearing inscription:- 'L/ R E/ 1719'.

Flanked by 3-light chamfered mullion window to left and  
2-light flush mullion window to right. Above two 3-light  
chamfered mullion windows. All windows have C20 casements with  
diamond pane glazing.

Cottage set back to left, single window, 2 storey. Doorway to  
right with C20 door and painted flush ashlar surround with

[Type text]

single C20 bow window to left. Above C20 casement in flush ashlar surround.

Left canted corner return has 2 ground floor windows under narrow lintels and quoins to ground floor only.

Rear has single 3-light chamfered mullion window to first floor of main range. The main range and projecting extension re-ordered C20.

INTERIOR: not inspected.

The existing facade is to remain as it is apart from the removal of the thack stones and the replacement of the windows.

The removal of the thack stones with new flashings using the existing materials will not be out of character. The replacement windows will improve the appearance of the building as the existing leaded lights would not have been there originally. The proposed velux roof lights in the conservation style will be on the rear elevation and therefore not apparent.