Old Hall Cottage, Old Glossop

Heritage Statement **14th December 2011**

INTRODUCTION

The property is located at Old Cross, Old Glossop. The site has pedestrian access from Old Cross with on street parking. The property is a Grade II Listed Building of mid to late 17th century construction, and is situated in the conservation area and heritage region of Old Glossop. The planning application which this heritage statement relates to is for the proposed works as detailed below:-

- Erection of extension to rear of property with minor alterations to enable access to and through new extension.



Figure 1) The Old Cross looking towards Old Cross Cottage; stonework walls and stone heads and cills common to Old Glossop are shown.

CHARACTER OF THE AREA

The predominant materials used for construction of buildings and boundary walls are sandstone coursed stonework, with timber frames to window either varnished or finished in a variety of colours of paintwork. The area is generally residential, with two local public houses, a sandwich shop and some office space within 100 metres of the proposed extension. Also in the area are a church and primary school. The area has a number of watercourses which are fed from the Bleaklow plateau and surrounding hills. Old Cross itself takes its name from the stone cross that exists on the road, erected in medieval times by monks from Basingwerk Abbey, with settlement in the area dating back to Norman times. The properties in the area date from the early 17th Century through to the

19th Century, with the pattern of the roads in the area remaining largely unchanged. This has meant some very narrow roads with few dwellings having front gardens.



Figure 2) The dense pattern of dwellings is shown in this photograph of rear gardens to properties in Old Glossop; Old Cross Cottage is the property furthest away to the centre of the photograph.

FEATURES OF PREVALENT BUILDING FORM

The existing design for dwellings is principally uniformal with sandstone external walls to buildings and walls dividing plots, with structural openings to buildings have stone heads and cills, with the earlier properties featuring stone mullions.

MITIGATION TO PROTECT EXISTING CHARACTER

The design has been formulated to complement the existing streetscape of Old Glossop although it is placed a distance away from public highways.



Figure 3) This photograph shows the rear and side elevation of Old Cross Cottage (dwelling in the foreground on the right of the photograph) and demonstrates the high coursed stonework boundary wall and that the new extension will be barely visible from the public highway

PROPOSED DEVELOPMENT DESIGN

The extension is to be at the rear of the property with the existing window and door to the existing Kitchen being reused in the extension, complete with heads and cills. An additional window is to be provided, with this being modelled to complement the existing windows in both scale and appearance. The rainwater goods are also to be black, again to match existing. The scale of the extension has been designed to be subordinate to the existing building, and set back from the side elevation to be visually unobtrusive to views of the property from Old Cross. The works will also include stabilisation and repair of the existing brickwork boundary wall which requires work. Whilst being a listed building the work will be compliant with all parts of the Approved Documents. Stonework to the walls and Yorkstone tiles to the roof are to be used to match existing. The works do not affect the local streetscape of the conservation area. The domestic appearance and use repeats the existing, whilst the use of materials to match existing merges the extension with the building and also with the setting.

SITE SPECIFIC DEVELOPMENT HISTORY

There have been no recent extensions to the property, reference to a map from 1897 shows that the property (and in fact area) have changed little over the last 114 years.

GRAPHICAL DESCRIPTION OF WORK AND USAGE

Drawing 1102P.02E shows the works to the property. The extension and layout alterations will enhance the existing use of the dwelling providing additional family accommodation, chiefly providing a downstairs toilet enhancing its occupant's lifetime use and a dining area.