SJ DESIGN LTD

Design, Access and Heritage Statement

January 2012

Weavers' Houses, 15a Kinder Road - Hayfield





Figure 1-Aerial view showing location

- **Applicant**
  Hermione Young

- **Proposal**
  Ne stone wall and timber access gate to front boundary

- **Location**
  Weavers, House, 15a Kinder Road, Hayfield High Peak

- **Agent**
  Simon Jones
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  The Old Co-Op Building
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Background
The 'Weavers' Houses' are a Grade II Listed building located in the parish of Hayfield. It is situated close to the South end of Kinder Road.

The property dates back over 200 years and was once Weavers' Houses and workshop. It is currently used as dwellings and is divided into 7 separate apartments.

The building was listed on 12th April 1984 (1281997). The Listed description states:

> *'House with weavers workshop, now shop with accommodation over. Late CI8. Coursed squared gritstone , flush gritstone dressings. Slate roof. Rendered gable end stacks, Three storeys, two bay front. Central doorcase with large jambs, modern door. To either side C20 shop windows. Above two three-light flush mullion windows, formerly four-light. Fourth light next to gable wall, blocked, each side. Above similar windows, similarly blocked. Also large blocked opening between with timber lintel'*

The Proposal
The proposal is to construct a new low level stone wall and timber access gate to the boundary adjacent to Kinder Road.

The proposals will create an enclosed forecourt which will provide privacy and security for the occupants of the Weavers' Houses.

Design
The design and choice of construction materials used in the proposals will reflect the existing building and the street scene: The walling stone will be natural stone laid in courses to match existing building. The access gate will be painted timber.

Due to the minor nature of the development we believe it has not been necessary to employ a Heritage Specialist to inform the design process. However, discussions with the planners and conservation officer at HPBC have informed the design process.

Accessibility
The development will remain accessible from Kinder Road via existing arrangements maintaining inclusive access and access for emergency vehicles. The parking provisions are unchanged.

Significance of the historic fabric/area that will be affected
As stated the property is Grade II listed and is located within the Hayfield Conservation Area.

The current boundary treatment is in the form of 2 bollards of modern design.

The impact of the proposed work on the historic fabric/area
The development is minor in nature. The low level stone wall will be constructed using materials to match the existing property and that of the surrounding buildings.

The boundary treatment proposed is typical of that seen in the surrounding Conservation Area: coursed natural walling stone and painted timber access gate.

No historic fabric will be lost as a result of the propoals and the works are detached from adjacent listed buildings.

Conclusions
In conclusion, the proposals seek construct a new boundary wall and access gate which is in keeping with the street scene and Conservation Area and will provide privacy and security for the occupants of the Weavers, Houses.