

Design and Access Statement & Heritage Statement

Householder Application & Listed Building Application

**Rosegrove,
Woodseats Lane,
Charlesworth.
Glossop**

December 2011

GreenSky Architecture



27.12.2011/01



1. Introduction

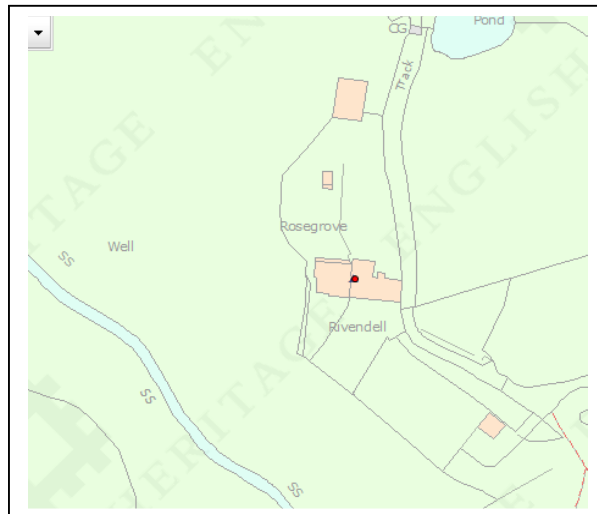
- 1.1. This report has been produced to accompany a Householder Application and Listed Building Application for the proposed extension and refurbishment of Rosegrove Cottage. The proposals include for the removal of a front canopy and uPVC conservatory, alterations to the roof to incorporate a third bedroom, new single storey front porch and a new timber conservatory to the rear elevation.
- 1.2. The scheme also includes renewal of the roof covering, removal of external render, stone repairs, new windows and doors.

2. Background

- 2.1 Rosegrove cottage is attached to Rivendell Farmhouse. Rivendell Farm house is a Grade II listed building [List Entry No. 1087990]. Listed in March 1984.

- 2.2 Rosegrove is included in the listing by reference to the listing description "Rivendell Farmhouse and attached cottage, Woodseats Lane"

- 2.3 Listing Details are as follows: SJ 99 SE PARISH OF CHARLESWORTH



OFF WOODSEATS LANE 8/13 (West Side) Rivendell Farmhouse and Attached Cottage GV II

Farmhouse and Cottage. C17 and C18. Coursed rubble gritstone. Stone slate roof with stone gable end stack and ridge stack. South elevation from left to right - 2-light mullion window with square section mullion then a similar 3-light window, a blocked doorway, two more 3-light windows, doorway with glazed door and a 3-light window. The first floor has five 2-light windows. All windows renewed in 1982 following the original designs of glazing bar sashes and fixed small panes. The interior has two timber frame partitions with plaster infill. Many beams with roll mouldings and curved stops. Listing NGR: SJ9896893141

- 2.4 The semi-detached dwelling currently offers the following accommodation:
Ground Floor - Kitchen, Lounge, Entrance Hall, Bathroom and Conservatory.
First Floor - 1 double bedroom and 1 single bedroom.
- 2.5 The property has been extended previously with the addition of a kitchen extension which has been badly constructed and not in keeping with the historical interest of the dwelling.

- 2.6 General repairs to the building [date unknown] have included external render, large canopy over the front elevation, timber dormer window, insertion of concrete heads and sills and uPVC windows.
- 2.7 Application Nos HPK/2002/0948 for a replacement conservatory and HPK/2002/0949LB for demolition of a conservatory and roof canopy. These were approved 27.1.2003 and have since lapsed.
- 2.8 The proposal conforms with the various saved policies of the High Peak Local Plan in regard to Listed Buildings - Policy 22 formerly BC7 - ALTERATIONS AND EXTENSIONS TO LISTED BUILDINGS and Policy 23 formerly BC8 - SETTINGS OF LISTED BUILDINGS and to policies on house extensions and alterations - Policy 49 formerly H14 - DOMESTIC EXTENSIONS AND ANCILLARY BUILDINGS.

3. Consultation

- 3.1. The engagement of the local community in the planning process is recognised by PPS1 as vitally important to planning and the achievement of sustainable development.
- 3.2. The level of community involvement should be directly related to factors such as the level of controversy, scale of development and the sensitivity of the site. As such no general community consultation has been undertaken, although immediate neighbours have been consulted.
- 3.3. Negotiations have been undertaken with the LPA Conservation Officer and the scheme has been amended to include many of the suggestions made, notably replacement of uPVC windows with timber, removal of the front canopy, removal of render and repairs to stonework. See email of 29.9.11 attached to this statement.

4. Proposals

- 4.1 The design brief developed over the last six months has been informed and amended in line with clients and conservation officer input.
- 4.2 The initial design brief included for the following essential criteria.
 - A] Provision of a first floor WC or bathroom
 - B] Replacement of the existing conservatory with a structure more in keeping with the dwellings whilst making the most of its position in relation to the local woodland and general landscape.
 - C] Provision of a third bedroom to double as a home study space.
 - D] To develop a refurbishment strategy to allow the current owner to programme the renovation of the property.
 - E] To replace elements of the dwelling which are unsympathetic with the cottages historic nature with traditional products.

F] To incorporate and improve the energy efficiency of the building without detriment to the historic fabric.

- 4.3 A general schedule of repair and maintenance is also to be undertaken at the same time, most notably the removal of the existing roof covering to allow the insertion of insulation and under-felt prior to re-slating [slates to be removed and replaced with new to match where needed]. Rainwater goods to be temporarily removed and refitted/replaced with timber troughs on completion, general stone repairs and repointing, removal of redundant chimney stacks.
- 4.4 The proposals currently include, a front porch area, replacement conservatory, replacement and new dormer windows, first floor bedroom and WC.

5. Design

- 5.1 The existing cottage feel of the building has been maintained and many of the design features mimic the period in terms of window styles and general timber detailing.
- 5.2 The existing low ceiling levels and different floor levels has been maintained and the large vaulted conservatory adds a contemporary element whilst using elements of traditional rural design.
- 5.3 Although not of period, the existing and new dormer windows have been redesigned to add simplicity to the front roof scape whilst giving much needed internal headroom.

6. Layout

- 6.1 The existing ground floor footplate is unaltered except for the inclusion of the front porch. Located on the North facing elevation the front elevation bears the brunt of winter weather and the inclusion of a porch area will significantly improve the heat loss through air movement, whilst offering the occupant an area to hang coats and wellington boots.
- 6.2 The replacement conservatory sits on the same foundation as the existing structure. Being double height it allows interesting connection at first floor and the opportunity for the new bedroom to open out into the conservatory. A new link from the kitchen into the conservatory allows the space to be used as a dining room.
- 6.3 The location of the first floor WC in the existing front bedroom, gives much needed sanitary accommodation on the upper level.
- 6.4 Location of the new bedroom within the roof space has been achieved by the formation of a new roof slope to facilitate the 1 ½ storey conservatory to the rear. Although the bedroom will have limited headroom it will be comparable with the existing front bedroom.

7. Scale

- 7.1 The proposed bedroom extension will add a further 12sqm of internal floor area, but only 7.5sqm will be full walking height,
- 7.2 The proposed porch area will add 3.3sqm onto the existing floor plate area.

8. Appearance

- 8.1. Rosegrove and its attached neighbour Rivendell are remote from other buildings. The style and architectural detailing of both buildings is obviously similar by their very association. Refurbishment of the building, using traditional materials and building techniques will result in Rosegrove being more in keeping with Rivendell Farmhouse.
- 8.2. The design of the conservatory, has been developed to embrace traditional rural building form, working in conjunction with a contemporary design using modern methods of construction to provide a sympathetic structure offering the applicant excellent views of the local woodland and stream. The timber structure will weather over the next 2 years leaving a rustic texture which will blend into the refurbished stonework.
- 8.3. Removal of the white render and paint to the external elevations will unleash the natural beauty of the building and careful restoration of the stone and insertion of stone heads and sills will add interest to the facades.

9. Heritage Statement

- 9.1. Rosegrove, although listed by association currently offers little in the way of historical interest. The repair and improvement of the building over the last 20 years has done nothing to protect the building and has in fact brought it to the point where there is little to protect.
- 9.2. The current owner, who lovingly refurbished Rivendell Farmhouse, now looks to return Rosegrove into a building that has enough historical aspects to at the very least complement its attached neighbour.
- 9.3. The refurbishment of Rosegrove is to be undertaken with the primary goal of protecting the historic fabric and introducing new materials that match or are similar as those existing in Rosegrove or Rivendell Farmhouse.

10. Conclusion

- 10.1. In terms of scale and massing, the proposals are within current policy limits and below those of the previously approved scheme.

- 10.2. In terms of appearance, the proposals offer a significant improvement to the external appearance and local amenity.
- 10.3. The proposed repair/refurbishment of the listed building is in line with general conservation policy and guidance.
- 10.4. The proposals offer a long-term solution to the current owners, whilst providing high quality accommodation.

APPENDIX

----- Original Message -----

From: [Joanne Brooks](#)

To: 'stadplan@btinternet.com'

Sent: Thursday, September 29, 2011 10:00 AM

Subject: Rosegrove

Jane,

I have just picked up your message, sorry I was just away from my desk. I have had the chance to speak to both Richard and briefly Anne.

Richard agreed that it would be wrong to approve an additional dormer to match the existing but like me also felt that perhaps we could live with two if they were both redesigned to be a bit more appropriate. We talked on site about flat roof dormers perhaps clad in lead with simple casement windows.

Some other minor points:

1. I want to make sure that the new front porch does not dominate the front elevation. I think the design might look far simpler if the fascia board was removed and the door had a heavier stone head and maybe even jambs - I am not too sure about the jambs may look a bit over crowded.

2. It would be nice to try and get some kind of consistency to the new window styles. I think perhaps casements would work well given the proportions of the openings. I note the rear elevation (original house) has rather nice multi paned windows that whilst not original are of traditional detailing and appearance. These should stay as is.

My chat with Anne was brief but her initial thoughts felt that in principle the extension was acceptable. If you wanted greater comfort from Anne or a formal response in writing then you can submit a householder on line enquiry form see link below of which there is no fee (I think)

<http://www.highpeak.gov.uk/planning/application.asp#preapp>

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