HPK/2012/0258

15 MAY 2012

Application for Listed Building Consent and Planning Consent

by Mr Peter McMahon at

Bath House, 2 Macclesfield Road, Buxton, Derbyshire SK17 9AH

HERITAGE STATEMENT

LPA Reference: HPK/2012/0257 and HPK/2012/0258

May 2012

Andrew Humphries RIBA
Brund Mill, Sheen, Nr. Longnor, Buxton, Derbyshire SK17 0HP
Telephone: 01298 84383

CONTENTS

1.0 The Application

2.0 Context

3.0 Building History

4.0 Proposed Works

5.0 Significance of the historic fabric

6.0 The impact of the proposed works on the historic fabric

7.0 Summary

Appendix

Schedule of Windows

1.0 The Application

This Heritage Statement has been prepared to accompany an application for a listed building and planning consent on behalf of my client, Mr Peter McMahon, which proposes external and internal changes to the property known as Bath House, 2 Macclesfield Road, Buxton, Derbyshire SK17 9AH.

The application relates to the demolition of a single-storey stone built lean-to store situated on the north eastern gable of Bath House, and the construction of a new two-storey extension to the gable providing a ground floor lounge and first floor master bedroom with bathroom.

It also relates to providing openings at each floor level from the existing house, and also the restoration of all windows as contained in the Schedule of Windows in the appendix.

This statement is supported by plans, elevations and sections showing the existing and the proposed works.

2.0 Context

Site Location

Bath House is a Grade II listed building lying in a large garden laid mainly to lawn and hedging stone boundary walls, with mature trees and shrubs, fronting Burlington Road and Macclesfield Road. The rear of the property has a block paved driveway providing parking for vehicles.

The building is 'L' shaped in plan with an original three storey facing the large garden and a later two storey extension to the rear, together with a modern single storey extension. The lean-to stone built store was a later addition. The three storey building is built of grit stone with pebble dash render added later together with gritstone dressings. The two storey extension to the rear is of the same construction.

3.0 Building History

Bath House (Grade II listed building) was listed on 31 January 1997 and has an English Heritage Building ID No. 463151. The house is late 18th century with early and late 19th century alterations. This is probably the building referred to by Pilkington in 1789 as being in the course of erection for Dr. Norton.

4.0 Proposed Works

Demolition of the stone built lean-to at the north eastern gable and the construction of a new two storey extension to provide a lounge on the ground floor with first floor master bedroom and bathroom. Also restoration work to windows as contained in the Schedule of Windows in the Appendix.

5.0 Significance of the historic fabric

The property is a listed building (Grade II) and is late 18th century with later 19th century alterations. The house is constructed in pebble dashed rubble stone with gritstone dressing, concrete tiles to the three storey building and stone slates to the rear.

The proposed two storey extension will have pebble dash render appearance to the front and rear elevations together with gritstone dressings and a gritstone gable wall.

The roof will be covered with concrete tiles to match the main roof. The windows will be 4 pane traditional single glazed sash windows identical in size to the existing with stone cills. The edges of the pitched roof will be finished with half round cast iron guttering on rise and fall brackets painted matt black. The proposed chimney will be similar in detail to the existing chimneys and built in smooth faced gritstone.

The structural openings within the existing gable have been kept to a minimum in order to retain the original structure.

6.0 The impact of the proposed works on the historic fabric

The proposed extension enables the stone built lean-to store to be demolished including the modern timber panelled door to the garden.

The new extension has also been set back from the main building in order to reduce the impact and therefore respecting the dominance of the original.

The openings at ground and first floor have been kept to the minimum in order to preserve the original historic fabric.

The restoration of the existing windows will be carefully recorded and repairs will be kept to a minimum and will have no impact on the historic fabric, except enable the building to be preserved for the future.

7.0 Summary

The proposed internal and external alterations to this Grade II listed building have been carefully designed to be minimal and provide a more practical family home, and also provide additional enabling works to be executed.

The proposals are justified in terms of being both desirable in ensuring the continuation and use of a Grade II listed building and serving the long term future of the heritage asset.

BATH HOUSE, 2 MACCLESFIELD ROAD, BUXTON SK17 9AH (Grade II Listed Building)

Schedule of Windows that may require restoration work

LOCATION	LETTER	NO. OF WINDOWS	TYPE OF WINDOW
SECOND FLOOR	a	2	Yorkshire sash, 6 pane windows.
	b	1	4 pane sash window.
	c	1	4 pane sash window.
FIRST FLOOR	d	1	9 pane sash window.
	e	1	4 pane sash window.
	f	1	Bay with sash window. Lead roof will need replacement or repair.
	g	1	9 pane sash window.
	h	1	6 pane side hung casement window.
	c	1	4 pane sash window.
GROUND FLOOR	e	1	4 pane sash window.
	f	1	1 bay with sash window.
	c	1	4 pane sash window.
	d	1	9 pane sash window.
	i	1	2 pane side hung opening light window.
	j	1	4 pane sash window.
	k	1	Small top hung opening light and fixed bottom light window.
	L	1	2 pane side hung opening light window.

25th April, 2012

Andrew Humphries RIBA
Chartered Architect