

Ref HPK/2012/0226
36 Church Street South
Glossop
Derbyshire
SK13 7RU

Application for Retrospective Listed Building Consent for the following:

Works carried out by present owner

Removal on non original interior wall, including window and door
Removal of artificial stone fireplaces to expose originals
Replace window in rear extension with opening doors
Replacement of external rear door
Addition of partition wall in rear porch

Works carried out by previous owner

Replacement plastic guttering and drainpipes
Installation of double glazed windows to rear elevation
Re slating of roof
Replacement floors on first floor

Design & Access Statement

1. Number 36 Church Street South is technically an end terraced house. Built in the mid C17 and restored in the C19, and has a C20 extensions to the rear. The main construction is coursed millstone grit with ashlar dressings, tone slate roofs with coped gables and kneelers. There are 2 chimney stacks each with 3 diagonally set shafts on weathered bases.

Its an L-plan with double gabled facade.

The exterior is 2 storey with an and attic space. Quoins. Street front has regular 2 window range with chamfered first and second floor bands. Central doorway in chamfered 4-centred arch surround with original studded door flanked by single 4-light chamfered cross mullion windows. Above this is a central blocked chamfered window flanked by single 4-light chamfered cross mullion windows, above again single 3-light chamfered mullion attic windows to each gable.

Recessed fire bay to extreme right has single 2-light chamfered cross mullion window and above single small arched stair window. The left side is is return rendered with a single C20 casement to first floor and flat roofed extension to left. The rear is also rendered, has single C20 extension and irregular C20 fenestration.

The interior has ovolo moulded ceiling beams to ground and first floor, and two

inglenook fireplaces.

The roof is a side purlin roof with collar and ridge piece.

Opposite the rear of the property is an outside toilet block, beyond and to the right of this is a well stocked garden.

Adjacent to the double garage is a driveway which leads onto Wellgate

2 The works carried out by the present owner have no impact on the street scene, as all works are related to the rear elevation or to the interior of the property. Furthermore, none of the works are overlooked by the single adjoining house.

The works carried out by the previous owner may be seen to impact marginally on the street scene as the guttering has been replaced with plastic, however in almost eight years of ownership of the property, no one has felt the need to comment upon this.

Proposed External Materials

Waste Pipe

Standard 6" plastic waste

Rear French doors

Standard wooded construction with double glazed toughened units

Rear Door

Stable door of standard wooden construction with one single glazed panel.

3. There would be no need to protect any amenities of the neighbours as none of the works caused any impact, nor have the neighbours raised any concerns or queries relating to the works.

4. The existing access to the dwelling is either by a front door, which will remain entirely unchanged, or by access to the rear of the property via two small flights of stone stairs adjacent to the side of the garage, with entry to the property by either a single opening door or by the French doors.

All existing access will remain entirely unaffected, the addition of the rear French doors will provide greater access to and from the garden.

Statement of Significance & Impact

Works carried out by present owner

Removal of non original interior wall to incorporate existing extension to the rest of the dwelling

The exterior non original wall was removed to create a larger living space, the wall was non original and within the wall was a door and a single glazed window, the style suggested it dated from around the early 1970's. The section of the wall that was removed was mainly of standard sized brick construction.

Steelwork was added to support the remaining wall, as prior to this the wall appeared to be supported by a thin wooden beam and the window and doors themselves.

Removal of the non original wall, door and window did not damage any of the historic fabric of the building or affect the surrounding area. This alteration will be an enhancement to this space/room

Removal of 1970s rear porch window and replacement with French doors

The rear of the concrete block built porch was dominated by a large wooden single glazed window, which offered little or no appeal, security or insulation.

A section of wall was removed below the original window, and French doors were installed to give greater access to the garden and to enhance the overall appearance of the property. The French doors are of standard wooden construction fitted with double glazed toughened glass units.

As the porch was constructed during the 1970's there is no impact on the historical fabric of the building whatsoever, and there is a significant increase in access to and from the garden.

Removal of 1970s rear door and replacement

At the time of adding the French doors, the rear door appeared to be affected by general deterioration, consequently this was replaced. The previous modern door was a single piece, the replacement is a stable type door, this complements the French doors.

Removal of artificial stone fireplaces and inset gas fires to open original fireplaces

In both reception rooms of this property, artificial coloured stone fireplaces had been constructed to hide the original fireplaces, this was of serious detriment to the character of the property.

Removal of these fireplaces and gas fires led to the discovery of the original if somewhat damaged fireplaces, these are a significant and visible enhancement

to the property, and are included in the listing for this property on the English Heritage website.

Replacement of damaged/repared floor in rear bedroom, removal of one 1970's partition wall and replacement in different position, inclusion of additional bathroom facilities with additional waste, including refitting both bathrooms

The floor in the rear first floor room had been repaired numerous times, with a mixture of floorboard, chipboard and plywood, this was both unsafe and uneven. The floor was replaced and the room converted into a bathroom, with the room being increased in size and the previous bathroom being reduced in size, by means of moving a partition wall by less than 1 metre. The only additional bathroom components are one w/c and one basin, the rest of the facilities were relocated. The two wastes were attached into the existing soil pipe and are of the same material as the one already in situ.

Other than two holed being cut in the rear wall, there is no impact on the building. Extraction was routed via an existing air brick with zero impact and the additional wastes cannot be seen from the road as they are obscured by both the garage and the outbuildings.

Erection of partition wall in rear porch, with door

A plasterboard partition wall, of standard construction was added in the porch to create a Utility Room within the kitchen/diner, in which to house free standing appliances.

List of works carried out by previous owner.

Replacement guttering, to the front, side and rear elevation.

The majority of the drainpipes and guttering are plastic, with a few odd pieces of cast iron at the rear and front of the property.

Installation of double glazed windows to rear and left elevation

There are a number of irregular windows installed to the rear of the property and one can also be found on the first floor of the left elevation. There are eight metal framed double glazed windows in total in the original structure and two single glazed wooden windows in the porch.

The irregular windows are referred to in the English Heritage listing for this property.

Re slating of roof

At some point the roof has had the slates removed and some spars appear to have been replaced. The re roofing has included the use of bitumen felt. The roof retains probably the original stone slates and the original appearance, as referred to on the English Heritage website

Replacement of non original floors in bedrooms

The floors in the bedrooms on the first floor appear to have been replaced at some point, all appear to be the same style of wooden tongue and groove floorboard.