High Peak Borough Council 15/07/2012
Planning Support
Town Hall
Market Place
Buxton
SK13 7RU

Your Ref HPK/2012/0226
My Ref 2776/12
Fao Elizabeth Pleasant

Dear Sirs

Re Retrospective Listed Building Consent 36 Church Street South Glossop SK13 7RU – HPK/2012/0226

Further to your email in respect to the above Listed Building Application please find enclosed revised Design and Access Statement as requested. In particular the statement has been revised so as to delete any reference to the previous owners of the property prior to ownership of the property by Mr Richard Hinchcliffe.

If you require any further information please contact me on the above number.

Regards

Paul Scott on behalf of Mr Richard Hinchcliffe

REVISED DESIGN AND ACCESS STATEMENT

(Incorporating HERITAGE STATEMENT) Ref 2776/4/12

36 CHURCH STREET SOUTH GLOSSOP DERBYSHIRE

Retrospective Listed Building Application Ref HPK/2012/0226

1 Alterations - The following alterations have been carried out by Mr Richard Hinchcliffe who is the present owner of the property

- removal of non-original interior wall including integral window and door
- removal of 2 No artificial stone fireplaces to expose the original fireplaces
- replace ground floor window in rear extension with opening doors
- replace existing rear door
- addition of partition wall within the rear porch

These alterations have no impact on the street scene or general amenities of the Conservation Area as the alterations relate only to the rear elevation of the property or to the interior of the building. They also have no impact on the amenities of the adjoining properties. Residents have raised no concerns or objections to the development.
There is no alteration to existing access into the building apart from the introduction of rear opening doors as referred to above. Vehicle and pedestrian access into the site remains unchanged

2 Existing Description - Number 36 Church Street South is technically an end terrace house built in the mid C17, restored in the C19 together with a C20 extension to the rear. The main construction is coursed millstone grit with ashlar dressings, stone slate roofs with coped gables and kneelers. There are 2 chimney stacks each with 3 diagonally set shafts on weathered bases. The property has an L shaped plan with double gabled facade.

The exterior is a two storey with quoin detail and attic space. The street frontage 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 4-light chamfered cross mullion windows above again 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 return rendered with a 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 detached garage is a driveway which leads onto Wellgate

3 Significance and Impact of the Alterations carried out

- Removal of non-original interior wall to incorporate existing extension into the rest of the dwelling. - The wall was removed to create a larger living space. The wall was non-original and within the wall was a door and single glazed window supported by timber lintels . The style and materials suggested it dated from around the early 1970`s. The section of wall that was removed was mainly standard sized brick construction. Steel work (to Structural Engineers design and calculations and Retrospective Building Regulation approval) was added to support the retained wall above. Non of the alterations had any impact or have caused any damage to the original fabric of the building.
- Removal of 1970s rear porch window and replacement with opening doors – the porch was built from conc block and was dominated by a large wooden single glazed window which offered little or no appeal, security or insulation. A section of wall was removed from below the original window so as to form space for opening doors. These provide better access to the rear garden and enhance the overall appearance of the elevation and at the same time have no impact on the historic character of the original building.. The doors are of standard wooden construction and are fitted with double glazed toughened glass units.
- Replacement of the rear door - The former rear door (not original) was constructed from timber and in poor condition. The new door is a replacement of this door and in particular to a stable type door which compliments the new opening doors referred to above.
- Removal of artificial stone fireplaces and inset gas fires to the original fireplaces – In both reception rooms of the property were artificial coloured stone fireplaces installed to hide the original fireplaces to the detriment of the original character of the property. Removal of these fireplaces and the gas fires has led to the discovery of the original somewhat damaged fireplaces which nonetheless has created a significant and visible enhancement to the character of the building. These fireplaces are included in the listing of the property on the English Heritage website.
- Replacement of damaged/repaired floor in rear bedroom, removal of one 1970s partition wall and replacement in different position, inclusion of additional bathroom facilities with additional waste, including refitting both bathrooms. – The floor in the 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 less than 1m. 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 in situ. Other than two holes being cut in the rear wall, there is no impact on the building. Mechanical extraction has been 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 outbuildings.
- Erection of partition wall in rear porch with door – A stud plasterboard partition wall was added in the porch to create a utility room within the kitchen/diner, in which to house free standing appliances. .