36 Church Street South, Old Glossop

Flood Risk Assessment **12th November 2012**

INTRODUCTION

The property is located at 36 Church Street South, Old Glossop. The site has pedestrian access from Church Street South to the front elevation, and Wellgate to the rear elevation with off street parking via Wellgate. The property is a Grade II Listed Building of mid 17th century construction with 19th and 20th century alterations and extensions, and is situated in the conservation area of Old Glossop. English Heritage provides the details of the listing as below:

'GLOSSOP

SK0494 CHURCH STREET SOUTH, Old Glossop 921-1/11/65 (East side) 04/12/58 No.36

GV *II*

House. Mid C17, restored C19 with C20 extensions to rear. Coursed millstone grit with ashlar dressings, stone slate roofs with coped gables and kneelers. 2 stacks each with 3 diagonally set shafts on weathered bases. PLAN: L-plan with double gabled facade. EXTERIOR: 2 storey and attic. 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 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. Left return rendered with single C20 casement to first floor and flat roofed extension to left. Rear, also rendered, has single storey C20 lean-to extension and irregular C20 fenestration. INTERIOR: has ovolo moulded ceiling beams to ground and first floor. 2 inglenook fireplaces, that to parlour blocked. Side purlin roofs with collar and ridge piece.'

A full copy of the listing report is included with this application

It is believed that the property has been previously used as a retail butchers and girl's school before becoming a dwelling. A previous retrospective Listed Building application was submitted to High Peak Borough Council by the previous occupant (Mr. R. Hinchcliffe) and referenced HPK/2012/0226.

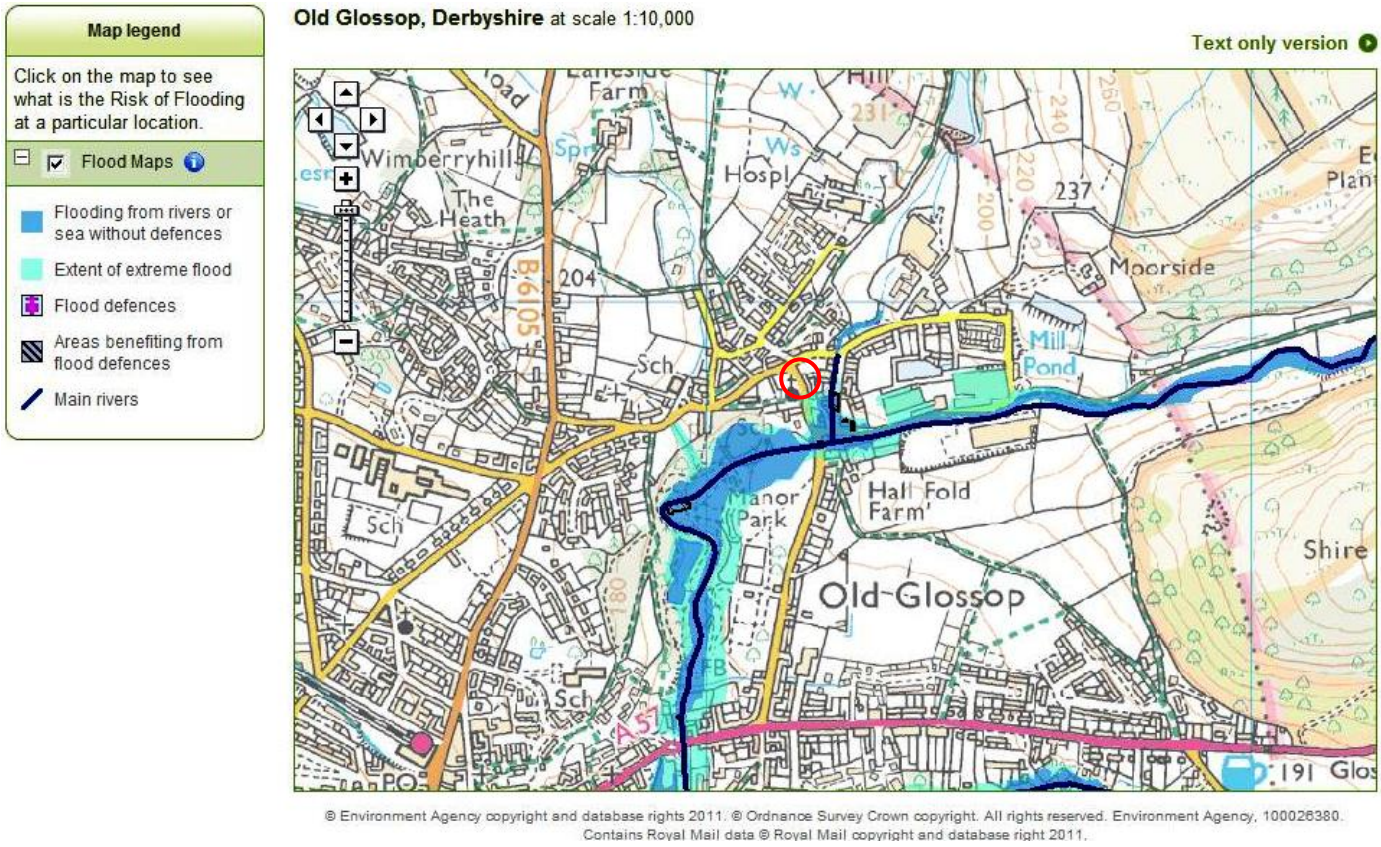
The planning application and listed building consent application which this design and access statement relates to is for the proposed works as detailed below:-

- Replacement of modern uPVC framed windows with timber framed windows with profile as shown on proposed drawing;
- Alterations to pitch and configuration of subservient roof to rear of property above modern extension including addition of a conservation rooflight;
- Some reconfiguration of structural openings, including installing modern infills to existing openings where infill is required;

- Recovering of roof to modern extension with stone slates to match those to main roof of property;
- Relaying of flags to ground floor with insulation and underfloor heating system below flags; existing f.f.l. to be maintained;
- Refurbishment of 2no. original internal doors; these doors are shown on record photographs;
- Refurbishment of existing external door to front elevation and installation of stone cill to replace modern tiling forming cill;
- Secondary glazing as shown on drawings with low profile frames internally;
- Removal of modern studwork to Study and Hallway to reveal profile of original wall and to receive plasterwork to follow original profile;
- Removal of modern staircase and new staircase to be installed in position shown on proposal drawing; assumed position of original staircase as shown on record drawing;
- Re-configuration of First Floor accommodation to provide bedrooms, en-suites and Family Bathroom; all accommodation types to be expected in a private dwelling;
- Removal of some modern studwork to First Floor;
- Two openings formed in original walls; stonework removed to be retained on-site;
- New walls and infills to be formed of studwork using timber and plasterboard which will be clearly modern on examination of its construction and materials to avoid future confusion and enable historical identification of the heritage fabric of the building;

A record drawing is included with the application and details original and modern constructions and fittings. There is evidence throughout the property of alterations and extensions to the property over its lifetime, whilst changes to the Church Street South and Wellgate frontage appear on visual examination to have been few.

FLOOD RISK EVALUATION



The above Flood Risk evaluation map has been taken from the Environment Agency website and the property on Church Street South in Old Glossop is circled in red. This shows the property being in an area not susceptible to flooding and having a range of flood exposure greater than 1 in 1000 years. The nearby watercourse identified as the source of flooding locally has no defences.

MITIGATION

No mitigation is deemed necessary to the property apart from application of the Approved Documents of the Building Regulations to prevent damp and accumulation of water from sewerage systems to prevent localised flooding to the property.