36 Church Street South, Old Glossop

Heritage Statement **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.

CHARACTER OF THE AREA

The predominant materials used for construction of buildings and boundary walls are sandstone coursed stonework, with timber frames to window either varnished or finished in a variety of colours of paintwork. 36 Church Street South is somewhat more ornate in its detailing than the more functional properties elsewhere in Old Glossop, this principally being due to the property pre-dating most of the properties in the area. The area is generally residential, with two local public houses, a sandwich shop and some office space within 100 metres of the proposed works. Also in the area are a church and primary school. The area has a number of watercourses which are fed from the Bleaklow plateau and surrounding hills. The properties in the area date from the early 17th Century through to the 19th Century, with the pattern of the roads in the area remaining largely unchanged. This has meant some very narrow roads with few dwellings having front gardens.

FEATURES OF PREVALENT BUILDING FORM

The existing design for dwellings is principally uniformal with sandstone external walls to buildings and walls dividing plots, with structural openings to buildings have stone heads and cills, with the earlier properties featuring stone mullions. Modern work to the property subject to this application has received a render finish and this pattern of finishing to modern walls will be retained to external alterations to the modern extension at the rear of the property.

MITIGATION TO PROTECT EXISTING CHARACTER

The design has been formulated to complement the existing streetscape of Old Glossop although the works to the exterior are at the rear of the property and largely hidden from public highways.

PROPOSED DEVELOPMENT DESIGN

The layout internally is to be reconfigured at Ground Floor with the removal of the existing staircase and new staircase installed in a new position. From examination of the property it is believed that the original access to the First Floor was from an external staircase on the Wellgate elevation, and thus the staircase that is being removed is not in the original position. Much of the Ground Floor layout remains the same to take advantage of the existing original features, and the alterations to the structural opening in the Study is to restore the structural opening to its original state whilst providing the opportunity to bring more light into this room and through the staircase opening.

At First Floor the opportunity provided by the position of the existing stonework walls has been taken to reconfigure the layout, particularly with regard to sanitary accommodation – this being complimentary in number with the amount of bedrooms and size of the property. Two openings are to be formed in stonework walls and it is proposed that the stone will be retained on-site if required by the planning department. In order that the layout can be optimised to meet modern requirements it was unavoidable that some openings would be necessary to the stonework walls but these have been kept to a minimum, with the other openings and wall removals being to modern studwork and brickwork. Any additional walls are to be studwork to avoid overbearing onto original beams below the floor structure and also to enable clear identification of modern additions in the future.

The works continue the evolution of the property as a dwelling whilst doing this with respect to the Listed features of the building, and do not detract from the principal elevations to Church Street South and Wellgate. The works to the modern extension to the rear elevation serve to further protect the fabric of the building, with traditional stonework to the reconfigure roof along with leadwork maintaining a link to the heritage of the original parts of the property. Internally the works will reveal areas of previously hidden walls and the plasterwork to the Study of the original wall internal face will enhance the character of the building. The applicant took ownership of the property because of its original features and intends to retain and protect the character of the property and the overall streetscape.

SITE SPECIFIC DEVELOPMENT HISTORY

There have been extensions to the property in the 20th century, whilst alterations have been made to the property throughout its lifetime. The usage variation from school to

butchers, through to a dwelling has largely followed the pattern of usage of buildings in the area, with most shopping conducted in the centre of Glossop and not in Old Glossop itself.

GRAPHICAL DESCRIPTION OF WORK AND USAGE

Drawing 1209P.03 (latest revision as accompanying the application) shows the works to the property. The layout alterations will enhance the existing use of the dwelling providing additional family accommodation, enhancing its occupant's lifetime use and the works to the modern extension roof further protecting the fabric of the structure.

For photographs of the property the reader is directed to the 'Record Photographs' document accompanying the application which contains commentary and can be cross-referenced with drawing number 1209P:02 to ascertain the location and orientation of the photograph.