36 Church Street South, Old Glossop

DESIGN & ACCESS 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.

USE

The works to the dwelling to the modern extension are to improve the ability of maintenance to the property and also provide better weatherproofing by works to raise the pitch of the roof, whilst the incorporated lead apron enables the original openings to the rear at First Floor to be retained in use.

The property has historically being used as a butchers and school, but in the 20th century has been principally a private dwelling. The applicant wishes to continue this use.

AMOUNT

The works to the property have been minimised to the original structure (i.e. 17th century) such that the front elevation will remain completely unchanged apart from the refurbishing

of the front door and removal of the modern tiling to the cill which will be replaced with a millstone grit cill to match the remainder of the stonework to the front elevation.

At Ground Floor modern studwork is to be removed, whilst the work to the flags is to enable installation of insulation and an underfloor heating system.

At First Floor 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.

LAYOUT/APPEARANCE

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.

SCALE

There are no additions to the footprint of the property and any new openings are to be domestic in size.

CONSULTATION

The Conservation Officer at High Peak Borough Council has being consulted and engaged in the design proposals prior to the submission of the planning application.

CAR PARKING/ACCESS

The works will not create additional traffic or endanger users of the public highway in any way. There are no proposals to alter any access to the public highway as part of this application.

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.