HIGH PEAK **ARCHITECTS** LTD

Second floor, Wharf House, Wharf Rd, Whaley Bridge, High Peak, Derbys SK23 7AD
Telephone: 01663 719717 Web: highpeakarch.com Email: hpa@highpeakarch.com

The Friends Meeting House,
Low Leighton,
New Mills SK22 4LS

Listed Building Application for flue to wood burning stove
14 February 2013

DESIGN AND ACCESS / HERITAGE STATEMENT

The Meeting House was Grade 2 Listed in 1977.
The Listing is as follows:

1372101
Plain stone building of C18 date. Slate roof replaces earlier stone slates. Kneelers to the gable ends. 3 windows, stone lintels, glazing bars. To the left, a small window above one to left of door, which is studded, with rectangular fanlight beneath stone lintel. Small stone of gable dated 1717. No original interior fittings. Modern glazing to 2 windows on gable end on both storeys and a chimney at gable end of this portion of the building, which forms the living quarters included in the Meeting House.

Planning History:

HPK/0003/1475	1992	Conversion into a dwelling
HPK/0003/6659	1997	Detached 2 garages with granny flat over. This has never been built.
HPK/2002/0365	2002	Alterations to create 2 bedrooms at first floor gallery level
HPK/2002/0315	2003	Modification to internal layout

The meeting House is split into two sections, the original meeting hall and the original living quarters. When the building was converted, the feel of space in the large meeting hall was retained as much as possible, with a large open plan living area at ground floor and a galleried landing above with two bedrooms. There is still a large portion which is double height which allows for the tall windows on the front elevation to be fully appreciated.

Since the current owners moved into the Meeting House, one of the main issues they have with the building is how cold it gets, partly due to the amount of single glazed windows – which must have been required by the conservation officer at the time of original conversion. The cost of heating the large, tall open plan space is high as the building relies on gas central heating. In order to be able to sustain the property and to prevent it from becoming damp another heat source is required that is sustainable in the long term. The possibility of sensitive secondary glazing is being researched.

The proposal is for a woodburning stove to be located at ground floor level within the double height space. A hearth will be needed. The flue will be taken internally up to roof level and straight out. The flue will be powder coated black with a lead flashing at the base. The black powder coating will visually hide the flue as it is read against the slates on the roof much better than a shiny aluminium flue and is appropriate to its location. The flue will not be visible from the road as the property is shielded by a large sycamore tree that has a conservation order placed upon it.

The woodburner and flue will have minimal impact on the Listed building and is completely reversible should any future owner wish to remove it.









Photographs of Meeting House sourced online