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25 February 2013

HIGH PEAK
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DESIGN AND ACCESS STATEMENT
55 Hague Street Whitfield Glossop Derbyshire SK13 8NS
Renovations and Alterations

1.00		**Application for Listed Building Consent**
		For renovations and alterations
2.00		**Site Location**
		55 Hague Street Whitfield Glossop Derbyshire SK13 8NS
3.00		**The Applicant**
		Mr B Naylor
4.00		**The Agent**
		Randfield Associates Forge Bank Mill 1a Longhurst Lane Marple Bridge Stockport Cheshire SK6 5AE Tel: 0161 427 8485 Fax: 0161 427 5770 Email: info@randfield associates.co.uk Contact Mr Charles Bryant
5.00		**Site Context**
		Numbers 55, 57 and 59 are noted as a row of weaver's cottages, now three houses. Late C18. Narrow coursed millstone grit rubble with tooled ashlar dressings with stone slate roofs and stone ridge and ridge chimney stacks with water tabling.
		These properties are within a small built-up area on the outskirts of Glossop town comprising similar properties of various original functions, most being converted to dwellings and variously altered in the process.
6.00		**The Property**
		The building is Listed Grade 2 (8July 1977) English Heritage Building ID: 484687
		Very little is known about the property; but it evident that the roof has been raised and windows altered, historically. It may have been a combined use property with living and working within one building. In our opinion, there is

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		nothing to support the 'weaving' function due to lack of windows and floor layout. The detailing of the timber ceiling to the main living space indicates a C17 date for this element and appears to be in it's original location.
7.00		**Proposed Development**
		The proposal is to renovate the building to a good contemporary living standard using a combination of modern technology and traditional crafts and materials carried out to a high standard and sympathetic to the building. Some alterations are proposed but within the overall character. The proposals and renovations to building elements are listed in detail; however, the general descriptions are as follows: Hallway: Lift the flagstone floor (recording arrangement) insert new base, DPM, insulation and under-floor heating and then re-lay flag stones. The walls are to be re-plastered with lime plaster and potentially the insertion of natural breathable insulation layer. The staircase is to be removed and replaced with a new stone staircase to first landing level. The door is to be replaced with a purpose made one more appropriate to the buildings origins. Livingroom: the early beamed ceiling to be renovated to natural finish. Lift the flagstone floor (recording arrangement) insert new base, DPM, insulation and under-floor heating and then re-lay flag stones. The walls are to be re-plastered with lime plaster and potentially the insertion of natural breathable insulation layer. Install wood burning stove to fireplace altered to be more in keeping. Alter window to match the other 3 light mullioned windows. New internal timber door and frame to suit. Kitchen: Lift the flagstone floor (recording arrangement) insert new base, DPM, insulation and under-floor heating and then re-lay flag stones. The walls are to be re-plastered with lime plaster and potentially the insertion of natural breathable insulation layer. Remove the later fireplace and replace with more appropriate version to accommodate a range. Install kitchen units. New internal timber door and frame to suit. Scullery: Lift the flagstone floor (recording arrangement) insert new base, DPM, insulation and under-floor heating and then re-lay flag stones. The walls are to be re-plastered with lime plaster and potentially the insertion of natural breathable insulation layer. Introduce a stone spiral staircase to benefit house layout and provide a fire escape route. New internal and external timber doors and frames to suit. Stone shelving. Landing: Replace staircase with timber from half-landing. walls are to be re-plastered with lime plaster and potentially the insertion of natural breathable insulation layer. Window altered to suit staircase layout; but within existing character. The wall adjacent to the top flight is to be re-built as it is unsafe in its support of roof purlins. Install natural insulation and plaster to roof.

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		Bathroom: walls are to be re-plastered with lime plaster and potentially the insertion of natural breathable insulation layer. Install natural insulation and plaster to roof. New stud wall and doorset. New plumbing and sanitaryware to be fitted. Mid Bedroom: walls are to be re-plastered with lime plaster and potentially the insertion of natural breathable insulation layer. Install natural insulation and plaster to roof. New stud wall and doorset and plank and muntin screen to top of stairs. End bedroom: walls are to be re-plastered with lime plaster and potentially the insertion of natural breathable insulation layer. Install natural insulation and plaster to roof. Install natural insulation and plaster to roof. New 3 light mullioned window to match existing. Plan and muntin screen to new en-suite bathroom. Externally: Timber window casements to be replaced with more authentic versions. Any incorrectly replaced dressed stone to be replaced or re-tooled. Pointing to be replaced with appropriate mortar and flush finish. Some lintols are missing or inadequate over structural openings requiring the insertion of new or replacements to match. New traditional rainwater goods. All technical aspects of the work are to be carried to the approval of Building Control within the constraints of the Listed status and respectful of the historic fabric and character of the building. It is proposed to rebuild the front boundary wall which is presently leaning into the narrow road and consequently damaged by passing vehicles.
		Access is via steps at the front which although improved will never provide level entry into the building. The passage to the back door past the neighbouring property is more level and the entry through the back door is to be improved.
		Security of the property will be improved as the new external doors will incorporate modern locks of a high standard.
		No trees are affected by the proposal.