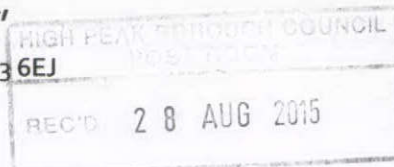


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Heritage Statement,
prepared for

Minor alterations / repairs to "Dovedale Cottage", Crossings Road, Chapel-en-le-Frith;
26th August 2015: Doc. ref. 1502rh01

1. Replacement of front window frames:

Significance:

The west (front) elevation retains much of its original mid C18th appearance. "Dovedale Cottage" appears to have been built originally as part of one larger property, with (what is now) "Western Cottage". The impressive carved stone surround would have been central(ish) to the one property, with three-light mullioned stone windows to either side. The original quoins defining the extent of this original building are still visible at the front and rear. "Lilac Cottage" was added later, in a sympathetic style (possibly later in the C18th). "Dovedale Cottage" has been separated out of the one larger building, and given its own front door, at some unknown date. The inclusion of three-light mullioned windows, of similar style and size stonework gives a coherence to the row of three properties. The location is a significant crossroads in terms of old, pre-turnpike, local routes.

Dovedale is the only one of the three to retain any leaded windows. As such it provides a good point of reference to the original appearance of the row. At present of the three lights, the two outer are leaded, with one, openable, four-pane quartered, timber window central.

The condition of the leaded lights is becoming poorer. They face west, with no protection from driving westerlies. They have been painted on both sides with a broad uneven lap over the glass in an attempt to aid the seal of glass to comes. The leaded lights are fixed back to horizontal iron bars immediately behind the comes, which are set into the stonework. Evidence of a groove in the stonework surrounds into which the leadwork was "sprung" at its original installation is covered by mortar fillets around the openings. It is not totally clear that the windows originally had leaded lights but is the most likely option.

The stonework and the leaded lights do not match fully. At the ground floor the leadwork appears to have been reduced to fit the opening height. At the first floor the jambs appear to have been lengthened to suit the leadwork. It is not clear which material dates from the original construction, or if it was reused as salvaged material at that point. The age of the leaded lights and glass is not known, but may be original.

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Impact:

The proposal will restore the most probable original appearance of the property. It will result in the loss of some old glass and lead (of indeterminate age), which is not overwhelmingly significant, and the loss of timber frames of more recent age, which is not significant. The new opening window will occupy the same position as the opening timber window, so no additional iron bar support rails will be lost (these having been already removed).

The proposed leaded lights, and the central, opening, steel-framed leaded windows will be in natural lead / painted dull grey to match lead respectively. This will be a more suitable, authentic appearance. The predominance in this terrace of white paint, while giving a form of visual coherence, detracts from the stone architecture. Although the central property will tend to stand out as different to the others, it is not a terrace of simple repeated forms, and it will be seen as an exemplar of historical (hopefully) accuracy, or (surely) sympathy. It may prompt appropriate works on either side.

The steel frames are the neatest, least obtrusive means to providing openable windows to habitable rooms in this age of property.

2. **Replacement of front door:**

Significance:

The current front door position was cut out of the original principal elevation at the point when the large house was subdivided into two. It is crudely located, being tight between the impressive stone surround to "Western Cottage", and the mullioned window, with a bare minimum of stonework left between.

The current door joinery is C20th and of no historical interest. The three properties all have white-painted boarded doors with unsympathetically shaped / proportioned glass panels.

Impact:

The proposal is to fit a new planked door of similar design to the existing, but with an expressed top rail, and a smaller glass panel with a vertical emphasis. The door and frame would be painted in a colour to be agreed, which would reduce the prominence of the white paint in the terrace, and help emphasise the individual characteristics of this particular property. Whereas the proposal is not a totally accurate replica of an C18th door, the doorway is itself untypical, and the proposed joinery can be seen as appropriate in the circumstances.

3. **Demolition of single storey, brick-built, attached rear outhouse:**

Significance:

The small outbuilding is most probably a C20th addition. It is the only part of the property built in brick. It has a poor, shallow pitch, bitumen felt roof. It disfigures the rear yard and the two stone walls that it is built against. It has no merit.

Impact:

There are no adverse factors. No historic material will be lost: some original walling will be exposed and restored to original condition.

4. **Replacement of fireplace surround, front lounge:**

Significance:

The existing surround is in a Victorian / Edwardian style, and it is not clear how long it has been in this position. It is of no special historical interest, probably having been sited in a bedroom (here or elsewhere).

Impact:

The proposal would see the installation of a new buff sandstone surround, which is of a suitable scale, and period detail, for the location. It is muscular and bold, not fussy, with brackets and a deep overmantel / lintel. This relates well to the original, dominant, stone front door surround to Western Cottage, which has brackets and a deep architrave / lintel, plus pediment. The fireplace would have originally been part of the house entered via that doorway.

5. **Replacement of rear window frames:**

Significance:

The two timber windows in the east elevation are in poor condition. The lower floor frame is a modern replacement, with unbalanced casements, of no significance. The upper floor frame has balanced casements, and seems earlier than 1900, but not especially valuable.

Impact:

The proposal is to install two new painted timber frames, generally following the pattern of the upper window, which is appropriate for a non-mullion window of this size and this age of property. They would have balanced casements and a slim, mid, glazing bar. Given that the windows are at the rear, and invisible to almost

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all adjoining, and that the windows are both in a volume occupied by the kitchen (there being an open staircase), it is proposed to reduce the extent of condensation by using a thin double glazing unit (14mm thick, just over ½"). This would be achieved without introducing the clumsy joinery beads normally involved. The details would be painted and would be close enough in appearance to standard puttied single glazing, for this location.

6. **Roofspace; removal of part of wall:**

Significance:

The room in the roofspace is of undetermined aged. The lining of timber boarding appears C20th, and the masonry behind it is rough. The wall in question is a thick, free-ended, loadbearing stone wall, which was built to support a purlin, but no higher, with some unaligned C20th plastered framework infill up to the roofline. None of this has particular value.

Impact:

The proposal will reduce the length of the wall by 300mm to allow better access to the room. It will not affect the historic value significantly.