



PLANMART ARCHITECTURAL DESIGN CONSULTANTS  
9 GEORGE STREET, GLOSSOP, DERBYSHIRE SK13 8AY. TELEPHONE:01457 863153  
EMAIL: [info@planmart.co.uk](mailto:info@planmart.co.uk), WEB: [www.planmart.co.uk](http://www.planmart.co.uk)

---

High Peak B.C.  
Planning Dept,  
Municipal Buildings,  
Glossop. SK13 8AF.

Date: 11/01/2016

#### Heritage Statement

Site location:  
28A Church Street South, Old Glossop, SK13 7RU

Proposed development:  
Replacement windows and doors, external maintenance to walls and roofs, minor internal alterations and minor changes to landscaping.

History:  
28A is part of a 17<sup>th</sup> century farmhouse converted into three properties in the 18<sup>th</sup> century. The building is Grade II listed. It is situated on the corner of Church Street South and Old Cross with views overlooking The Cross. The building and the surrounding area is of great historical interest.





PLANMART ARCHITECTURAL DESIGN CONSULTANTS  
9 GEORGE STREET, GLOSSOP, DERBYSHIRE SK13 8AY. TELEPHONE:01457 863153  
EMAIL: [info@planmart.co.uk](mailto:info@planmart.co.uk), WEB: [www.planmart.co.uk](http://www.planmart.co.uk)

---

#### Construction/Materials:

The existing building is of narrow course millstone grit with ashlar dressings, retaining a stone slate roof with coped gables and kneelers. The windows were timber and originally 3, 4, 5, and 8 light mullion windows that have been altered at later dates.

New windows will be timber painted with little green Salix 99 with double glazed units to improve the thermal quality of the property. The windows will be traditional casement windows divided into either 2 or 3 light windows as to be in character with the building.

New doors will be solid hardwood timber with a clear varnish finish, furnished with antique black ironmongery.

Exterior repairs to walls and roofs will be carried using traditional methods and materials.

All minor internal alterations will be carried out sympathetically with the character of the cottage, with the view of reinstating traditional features that have been removed in previous renovations.

The minor changes to the landscaping include, re-building part of the boundary wall to prevent from collapsing, re-laying the stone flag path to even it up and form a safer gradient, to stone flag an area of garden by the front door to form a seating area which will have a small stone retaining wall around it.

Finally a cast iron, half round, painted black handrail will be installed along the footpath to aid walking along the sloped footpath, All materials and methods will be in keeping with those in place now. See drawings 2653-002, 003, 004, 005,

#### Access:

The property is situated on the corner of Church Street South and Old Cross, it benefits from footpath access of Old Cross which is shared with its neighbour number 30 Church Street South, Parking is available on the street in Old Cross and local vicinity with a free council car park located on Well Gate. Access will be greatly improved by the re-laying of the stone flags, the re-building of the stone wall and by installing a handrail, making access safer. See drawings 2653-003, 006.

#### Impact:

There will be no adverse impact with the intended works to the property, all works will be in keeping with the character of the property and its surrounding area. All new works are intended to reinstate and maintain original features that have either been removed or neglected over the years. The building will benefit from the intended works and will help preserve a crucial part of the Old Glossop history.

Mr J Tole

Ref: 2653