

Heritage Statement

Branksome Cottage, Gadley Lane, Buxton SK17 6UY

Branksome Cottage is a 3-bedroomed detached cottage built from limestone/sandstone in the early 20th century. It lies on the edge of the Park Conservation Area. No results have been found for the property when searching the Historic Environment Record.

Proposed Development

1.Roof

Existing Roof: Slate tiles

Proposed Work

Strip slates and laths. Felt. Fit new tannilised laths. Re-slate.

Supply and fit new lead round chimney stack.

Remove damaged bricks off chimney stack. Re-fit new bricks.

Replace (where rotten) and repaint eaves boards and guttering.

Possible Impact

Positive: allows building to be water tight.

Negative: possible loss of aesthetic value of old roof.

Justification/Mitigation

The existing roof is leaking in places and will eventually cause damage to the property.

By reusing as many of the existing slates as possible and replacing broken ones with matching reclaimed slates, the aesthetic value of the patina of age that the old roof has, should be retained as far as possible.

The highest layers of chimney bricks are deteriorating and damaged. They need to be renewed. By replacing with similar, again the change of visual impact should be minimal. Any repainting will match existing colours.

2.Deck, Steps and Balustrade

Existing deck, steps and balustrade: soft wood

Proposed Work

Replace, reshape and extend existing wooden deck, steps and balustrade with solid composite 'wood effect' material (recycled wood fibre/recycled plastic). Change the shape and extent of the deck from the existing square to a rectangle extending across the back of the house.



Example of composite material for proposed deck

Possible Impact

It will create a positive visual impact as existing deck is in disrepair. No planting will be disturbed as the new part of the decking will be covering existing large steps. The boundary will be unchanged and no hard surfacing will be used.

Justification/Mitigation

The structure will be freestanding and therefore easily reversible.

It is at the rear of the property.

Reducing the distance of the decking from the house wall to the river will create a wider pathway (to be shingle-covered) next to the river to enable any repair of the river bank.

3.Rear Window

Existing window: 2 x single panes (not opening) with painted wooden frame divided by stone.

Proposed Work

Remove the windows and extend the width of the opening. Remove lower stone wall to floor level. Insert stone lintel above and dressed stone surround. Insert glazed wooden French doors with wooden panel in lower third. Paint doors to match existing windows.



Example of French doors to be used.

Possible Impact

Loss of fabric.

Justification/Mitigation

Creates opening from house to new deck area. Loss of fabric minimised by using existing window opening.

4.Exterior walls: Stone with predominantly cement mortar.

Proposed work

Careful removal of any cement pointing and repoint with traditional lime mortar.

Possible Impact

Allows the building to breath. Improves aesthetics of exterior as cracked, dark cement (much of which protrudes

beyond faces of stones) is removed.

Justification/Mitigation

Will halt deterioration of stones through spalling and prevent damp.