

SW383-003 Heritage, Design and Access Statement **17 Kinder Road, Hayfield High Peak SK22 2HJ**

1.0 Introduction

This Heritage, Design and Access Statement is submitted on behalf of Mr Martin Heaton to accompany a Listed Building application for re-roofing works at 17 Kinder Road, Hayfield. This statement assesses the significance of the building, and reviews the proposed development and its potential impact on the building's significance and setting.

The property is a Grade II listed three storey cottage within a terrace with no.21 and lies on the northern side of Kinder Road. It lies inside both the built up area boundary of Hayfield and within the Hayfield Conservation area.

Vehicular access and parking takes place on Hayfield Road to the front of the building. The garden extends to the rear of the property with a patio area on the eastern gable of the property with a stone retaining wall.



Fig.1 Photograph of front elevation



Fig.2 Photograph of rear elevation

2.0 Planning History

The planning history for the property dates back to 1988. This follows the listing of the building in 1983.

Planning consent for proposed window alteration to Kinder Road Elevation was granted (HPK/0000/9559)

Planning consent for proposed conversion of outhouse and extension to form kitchen was granted (HPK/0001/4444)

In 2000 Planning and listed building consent for a rear single storey Kitchen extension was granted (HPK/0003/8655 & HPK/0003/8656)

In 2010 Listed Building Consent for the reinstatement of Ground floor window to original arrangement approval was granted (planning application HPK/2010/0220)

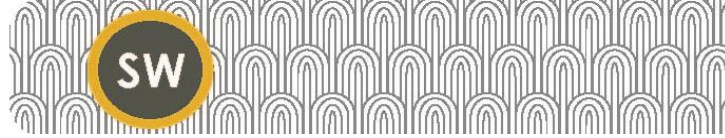
In 2010 Planning and Listed building consent for a single storey rear extension and alterations to rear external doorway to form window approval was granted (HPK/2010/0263 & HPK/2010/0270)



SlaterWilde Limited

Tall Trees, 8 Crossings Road, Chapel-en-Le-Frith
High Peak, Derbyshire SK23 9RZ Tel: 07811964516 / 07815529310
e-mail: contact@slaterwilde.co.uk www.slaterwilde.co.uk
SlaterWilde Limited Registered in England No. 07819049

Architects & Designers



3.0 Listing Entry



Fig.3 Photo attached to listing entry

Entry Name: 17, 19 and 21, Kinder Road

Listing Date: 25 November 1983

Grade: II

Source: Historic England

Source ID: 1088012

English Heritage Legacy ID: 82107

ID on this website: 101088012

Location: Hayfield, High Peak, Derbyshire, SK22

County: Derbyshire

District: High Peak

Civil Parish: Hayfield

Built-Up Area: Hayfield

Traditional County: Derbyshire

Lieutenancy Area (Ceremonial County): Derbyshire

Church of England Parish: Hayfield St Matthew

Church of England Diocese: Derby

Description

this list entry was subject to a Minor Amendment on 14/04/2020. SK 03 87. 7/127

PARISH OF HAYFIELD

KINDER ROAD (North Side)

Nos 17, 19 and 21

25.11.83 Grade II

Terrace of cottages. Dated 1780. Coursed gritstone with quoins. Painted stone dressings. Stone slate roof. Stone gable end and ridge stacks. Three storeys. Each cottage has door to west, to east a three-light flush mullion window per floor, except middle cottage where modern window inserted next to blocked door. New window inserted over former door. Datestone inscribed 'FBFI 1780' in top storey next to north gable wall.

Listing NGR: SK0374787020

4.0 Condition of Existing roof

Reroofing and localised repair has been carried out some years ago by the previous owners. The work to re-roof 17 Kinder Road has become essential as part of the general upkeep of the building. There are split tiles, missing in some places on the roof (particularly the rear aspect) which ensures that rain water enters the property at several locations depending on the wind direction. Water penetration has started to cause internal damage. By completing this re-roofing work we will



SlaterWilde Limited

Tall Trees, 8 Crossings Road, Chapel-en-Le-Frith

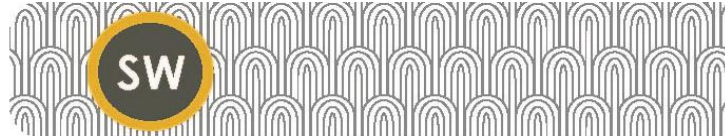
High Peak, Derbyshire SK23 9RZ Tel: 07811964516 / 07815529310

e-mail: contact@slaterwilde.co.uk

SlaterWilde Limited Registered in England No. 07819049

Architects & Designers

www.slaterwilde.co.uk



ensure that the property remains water tight and that the timber frame and other features are dry and properly preserved. The current condition of the roof means that spot repairs and tile replacement are not possible due to the fragility of many of the tiles and access to different areas of the roof covering.

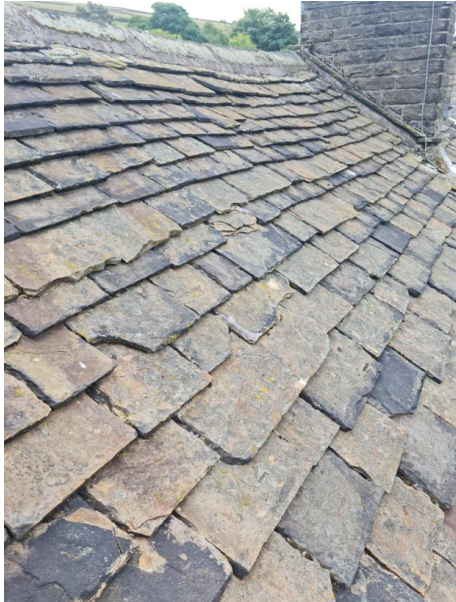


Fig.4 existing roof covering to front elevation – cracked, slipped and missing tiles. Mortar missing to ridge tiles and soakers/flashings to chimney cracked

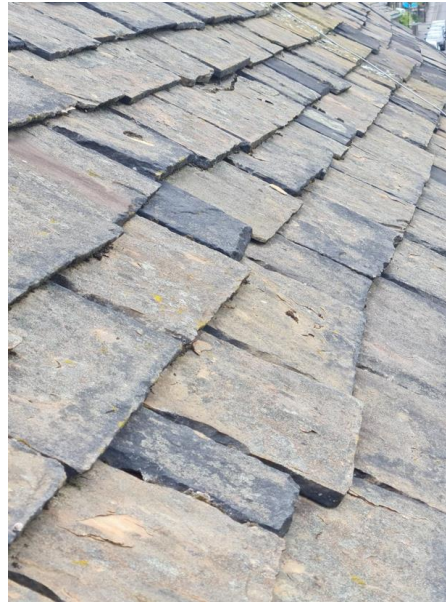


Fig.5 Incorrect lapping occurring to eaves line. Tiles missing



Fig.6 existing roof covering to rear elevation – inadequate temporary repairs been carried out previously.



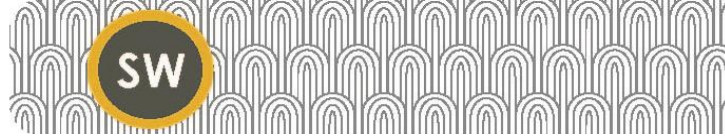
Fig.7 Evidence of Internal leaking occurring within upper bedroom space



SlaterWilde Limited

Tall Trees, 8 Crossings Road, Chapel-en-Le-Frith
High Peak, Derbyshire SK23 9RZ Tel: 07811964516 / 07815529310
e-mail: contact@slaterwilde.co.uk www.slaterwilde.co.uk
SlaterWilde Limited Registered in England No. 07819049

Architects & Designers



5.0 Proposals

Permission is being sought to take off the existing stone slate roof tiles and to reroof utilising the reclaimed stone slates and further reclaimed stone to allow for the correct lapping to occur and to cover and damaged/ missing tiles. The proposal is to be carried out under necessity due to the current leaks and potential damage to the internal structure.

As a listed building the property is already regarded as a heritage asset and a great deal of care and attention has been paid to how the proposed works will be carried out to protect the existing building. It is considered as the works to be carried out are remedial that the design of the scheme will have a neutral impact on the listed building and on the conservation area.

6.0 Method Statement

It is proposed that the work will be completed as soon as Listed Building Approval is received due to the urgent nature of the repair works in order to prevent any further water damage or potential damage to the internal wooden beams and plaster of the house.

It is predicted that the works will take 20 to 30 working days to complete. Scaffolding will be erected around the house and existing stone tiles carefully removed in order to reuse as many as is possible. It is believed that approximately 75% of the existing roof covering will be re-used. The shortfall of tiles will be made up with a best match stone tile.

New stone slates will be sourced to match the existing as closely as possible in terms of geological type, colour, texture, size, thickness and dressing.

As part of the new roof covering, battens which need replacement and will be replaced with treated 50mm x 25mm battens and a breathable felt membrane will be installed to replace the existing damaged membrane to ensure longevity of the new roof covering and protection for the building beneath. All abutments/flashings/soakers/aprons and lead gutters to rear of Chimney stacks will be all carried out in code 4 lead.

All Ridge tiles will be taken off and stored and repositioned, back-bedded in mortar so that, as far as the undulations in the slating permit, the mortar does not show at the long edges. They are also haunched at the butt joints.

All Verges – Stone slate bedded and pointed to match the existing.

No work is to be carried out to the existing chimneys structure, the rendered chimney and stone chimney will be retained and only works to ensure water tightness carried out. All flashings, soakers and aprons to the chimney stacks and flashings and soakers to the rear abutment will be completed in code 4 lead. The gutters to the rear of the chimney stacks will be completed in code 5 lead.

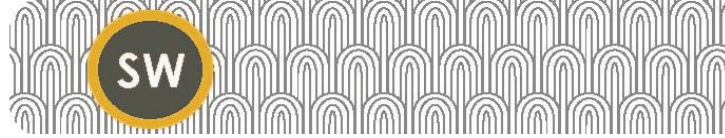
At present no further work is anticipated to the structure of the roof, the timber rafters, purlins etc. Whilst stripping, an inspection of the roof members will be carried out by a Structural engineer and any remedial work required to be completed will be advised to the planning department / conservation officer as soon as possible. Any such replacement of roofing timbers will be restricted to those which threaten the structural soundness of the roof. Repairs to roof timbers will be carried out as far as possible in the same timber, using appropriate repair methods which minimise loss of existing timbers.



SlaterWilde Limited

Tall Trees, 8 Crossings Road, Chapel-en-Le-Frith
High Peak, Derbyshire SK23 9RZ Tel: 07811964516 / 07815529310
e-mail: contact@slaterwilde.co.uk www.slaterwilde.co.uk
SlaterWilde Limited Registered in England No. 07819049

Architects & Designers



7.0 SUMMARY

The application seeks listed building consent for the removal and replacement of the roof covering to 17 Kinder Road, Hayfield.

This work is essential to the preservation of the timber and roof covering of 17 Kinder Road. The work to be carried out will ensure that, to the external observer of the property, there is no observable difference to the roof covering. By having the roof recovered with a combination of re-used, from the existing covering, and replacement tiles we will be prolonging the life of all original timbers inside the property (some of which are currently suffering from exposure to water when it rains).

The development is considered to be policy compliant with all relevant policies of the Local Plan. The minimal works will be sensitively carried out and will not have any harmful impact on the high significance of the building. As such listed building consent should be granted.



SlaterWilde Limited

Tall Trees, 8 Crossings Road, Chapel-en-Le-Frith
High Peak, Derbyshire SK23 9RZ Tel: 07811964516 / 07815529310
e-mail: contact@slaterwilde.co.uk www.slaterwilde.co.uk
SlaterWilde Limited Registered in England No. 07819049

Architects & Designers