

Heritage, Design and Access Statement.

**Ingham Almshouses,
St James's Square,
Spring Bank Road,
New Mills, SK22 4BB.**

**Refurbishment Scheme for No.2 St James's Square
and stone gable/lead repair to No. 3 St James's Square.**

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No. 2, St James Square

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1. General Description of the Almshouses.

The six almshouses built in 1880 are located on a high point off Spring Bank Road as it leads north out of New Mills town centre. The almshouses and the former Church of St James which the almshouse's are connected to form a single architectural composition and are both Grade II listed.

The almshouses are constructed in two blocks, one of four properties and the other of two properties, this block being attached to the former Church. Together the two blocks enclose two sides of a sloping quadrangle of open green space, St James Square, which benefits from its elevated position with long views of New Mills and the surrounding countryside.

The almshouses are constructed in buff grit stone walls with Lakeland green slate roofs. The almshouse's frontages onto St James Square have gables and stone parapets and these face into the shared landscaped square. The frontage windows to the Square have stone mullions and other ashlar details. The entrance doors to each of the almshouses are recessed underneath an arched porch with a central column which serves two properties.

The rear of the Almshouses are constructed in stone work with slate roofs at two pitches. There are twentieth century single storey felted flat roof extensions with white rendered walls which are attached to the slate roofs which provide the almshouses with their shower room accommodation.

Each almshouse comprises of four rooms, a lounge/ dining room, kitchen, bedroom and an attached shower room which is the later addition to the original almshouse.

2. The Proposals.

2.1 The proposed scheme in the application is to refurbish one almshouse, No. 2 which has recently become vacant. The scheme comprises of the following primary elements of work which are shown in detail on the drawings within the listed building consent application. The scheme largely duplicates the scope of the scheme to the adjacent properties; No.6 approved in January 2022, under reference HPK/2021/0661 and No.5 approved in August 2022 under reference HPK/2022/0231.

- a) Kitchen upgrading works including the renewal of kitchen units, fixtures, finishes and the associated electrical and ventilation services. Installation of an insulated loft access hatch.
- b) Kitchen rear door renewal to improve daylight into the kitchen.
- c) Shower room upgrading works including replacement of the sanitaryware, fixtures, fittings and services to improve ventilation. Replacement of modern shower room door with a timber door with safety glass.
- d) Damp improvement works to walls including lining membrane, plaster replacement and joinery replacement work to damp affected walls.
- e) Replacement/ treatment works for timbers affected by woodworm and wet rot decay. Timbers will be replaced on a '*like for like*' basis.
- f) Upgrading works to the lounge and bedroom doors to provide improved fire resistance using intumescent paint and seals.

- g) Removal of modern wall paper within the rooms then carrying out plaster repairs where necessary using a limelite breathable plaster, and then hanging lining paper prior to redecoration work.
- h) Repainting internally of the stone window surrounds to the lounge and kitchen using a mineral breathable paint.
- i) Improvements to ventilation by providing kitchen and bathroom extract fans together with a whole house ventilation fan (located within the roof space) to improve the internal environment of the whole almshouse.
- j) Upgrading the electrical system in the almshouse including renewing wiring, consumer unit and socket outlets. Making good disturbed/ chased plaster finishes as a result of the electrical installation.
- k) The shower room includes the following access features. The proposed shower has a low level access tray with wall linings capable of supporting grab rails. The WC is located away from the side wall to be part M compliant. Included are both a dual purpose shower shelf/ grab rail and a toilet roll holder/ grab rail fitting.
- l) Upgrading the loft insulation above the kitchen and lounge with Rockwool insulation at ceiling level.
- m) External localised repairs to slate, lead flashings and the stonework to the front gable to No.2 and the adjacent gable to No.3 to address longstanding moisture penetration into the lounges of both properties. The repairs include repointing the gable stonework in Lime : Sand Mortar which currently has mixture of a cementitious mortar and polysulphide mastic. See drawing 1906B.21 for details.
- n) Upgrading the heating and water supply system including new distribution pipework, radiators and fittings. Conceal pipe runs in boxings where practical. New boiler and flue approved under previous approval HPK/ 2020/0439.
- o) Within the roof space infill masonry gaps in the party walls to improve the fire stopping between the almshouses.

3. Impact on Architectural Significance.

The aim of the proposals is to improve the facilities and services for the residents whilst at the same time minimising the impact of the scheme on the listed fabric of the almshouse.

The key approaches taken regarding the proposals are as follows:

- a) No alterations to the plan form and the overall room layout of the almshouse are proposed.
- b) The replacement of fixtures, fittings and services in both the kitchen and shower room are proposals affecting mostly modern elements.
- c) The existing joinery to skirting boards, architraves, ceiling mouldings in the lounge are largely retained and redecorated.
- e) The introduction of moisture resistant/ foil backed plasterboard is proposed but its use is minimised to the following areas:
 - i) To the shower room ceiling and walls, this room is a twentieth century addition with a plasterboard finished ceiling .
 - ii) To the party wall lining in the kitchen to hide kitchen services and provide level a surfaces for securing kitchen units and removing the need to chase existing plaster on the party wall. The kitchen ceiling will be underdrawn and replaces the modern polystyrene tiles.
 - iii) Underdrawing the sloping ceiling lining within the bedroom.
 - iv) Underdrawing the flat section of the ceiling in the lounge.
- f) Undertaking plaster and timber repairs as a consequence decay aims to protect the building's fabric for the long term. Replacement of timber joinery elements including any necessary joists, floorboards and skirtings will be matched in size and the plaster will be breathable Limelite renovating plaster.

Conclusion.

Overall the proposals are judged as enhancements to the almshouse by addressing repair and decay issues to the buildings' fabric and also providing modern and improved facilities to the resident of the almshouse. Importantly, the scheme introduces improved ventilation and energy efficient heating and electrical systems into the almshouse.

4. Existing Photographs.

a) Lounge and Dining Room.



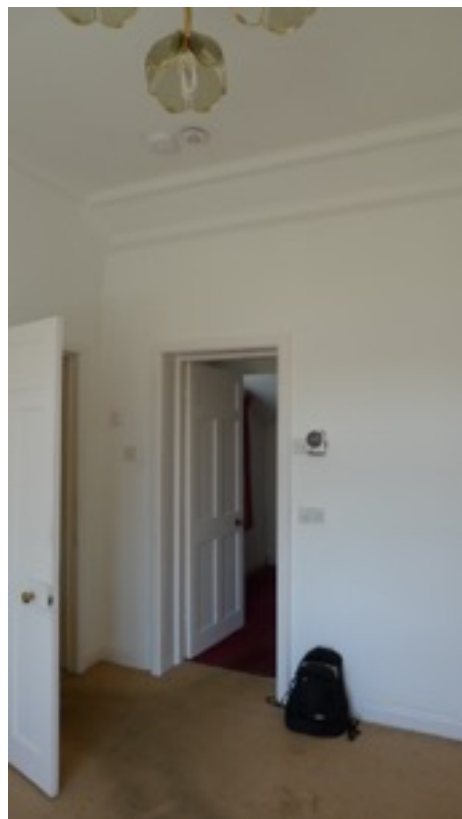
Arched niches either side of the chimney breast



Stone mullioned window to the lounge bay



Condensation build up to mullioned bay window



5 panelled doors to the bedroom and the kitchen, sloping ceiling detail above.

b) Kitchen.



Polystyrene tiles to the ceiling and narrow loft hatch



Narrow window to the kitchen

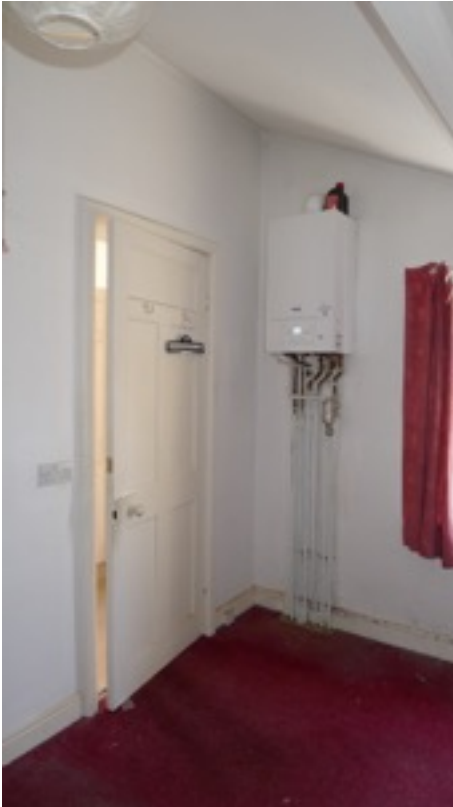


Poor condition to external rear kitchen doors



Stone mullioned window, and poor plaster conditions to the external wall

c) Bedroom



Boiler location in the bedroom to be relocated into the kitchen



Sloping ceiling leading to the shower room door.



Sloping ceiling to former fireplace position.

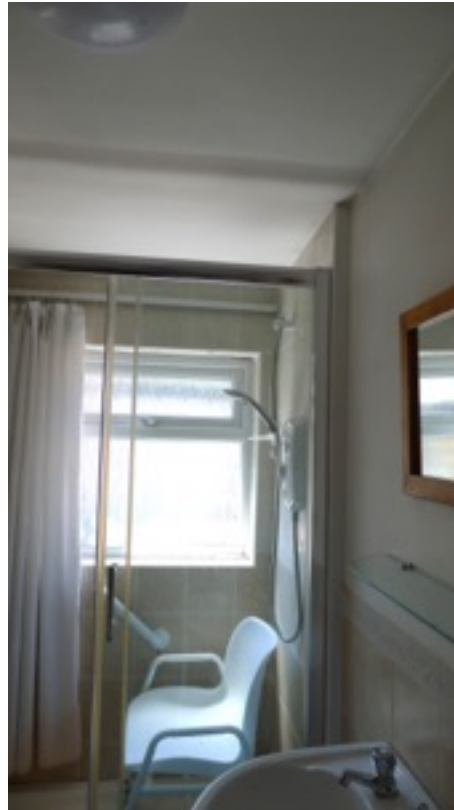


Sloping ceiling to bedroom window position with central exposed purlin.

d) Shower room



Existing sanitary ware, tiling and floor finishes to be upgraded.



Existing shower and shower screen to be upgraded.

e) Externals



Gable bay window to the lounge in No.2



Gable bay window to the lounge in No.3