

Heritage Statement

Laneside, Charley Lane, Chapel-en-le-Frith



Laneside is a Grade II Listed 19th Century stone built house located off Charley Lane in Chapel-en-le-Frith.

The building can be dated thanks to a datestone inscribed 'P B 1817'. It is constructed from coursed gritstone walling with flush quoin detail, stone stacks and stone roof covering. There is single pane timber framed fixed and casement windows surrounded with stone mullions.

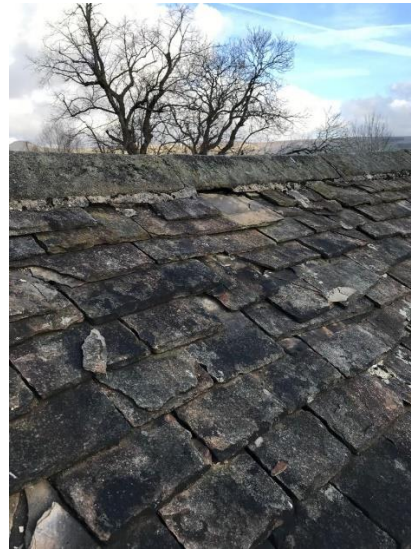
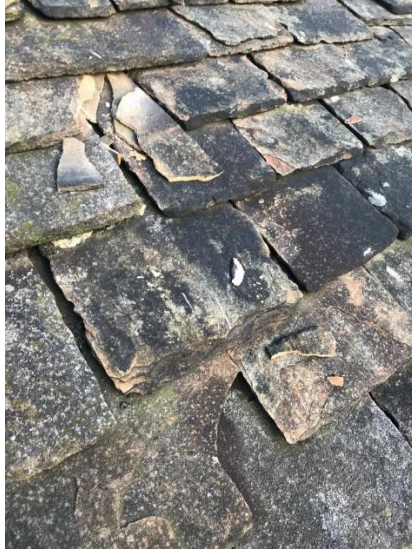
This heritage statement supports the Planning and Listed Buildings Consent applications to carry out ongoing repairs and replacement works.

The works will include:

- Removing the existing stone roof tiles and timber battens
- Installing breathable felt, new timber roofing battens and replacing existing stone slates where possible
- Existing slates that are damaged or not fit for reuse will be replaced with new stone slates sourced from a local quarry. These will be mixed in with the existing resued slates
- Weathering has caused deterioration of the mortar on the exposed East facing gable and chimney stacks. The joints will be raked out and prepared for new lime based mortar with a mix and finish to match existing
- Weathering has also caused deterioration of the timber frame single pane windows and these are to be replaced with new frames to match the existing

Roof

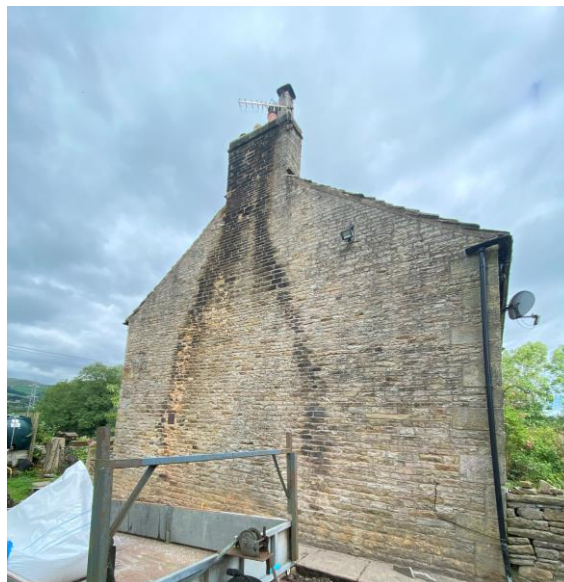
The condition of the roof has deteriorated over time with the cracking and slipping of numerous stone slates resulting in water ingress. If left unchecked this would cause serious harm to the Listed Building.



Laneside – Condition of Stone Roof

It is proposed to replace and therefore maintain the roof. The majority of replaced slates will reuse the existing, with any new slates been sourced locally, ensuring they will blend in with the originals and ensure there is no impact on the buildings character and heritage.

Pointing



Water ingress and weathering has caused the pointing to blow to the East facing gable and chimney stack. Rather than patch the pointing resulting in a disjointed and messy finish, it is proposed to rake out and prepare the joints ready to receive a new lime based mortar with a mix to match the existing as closely as possible in texture and colour.

Windows



Unsympathetic window replacements can affect the character of a building. Therefore, the replacement windows will be set at the same recess depth and match the existing frame and glazing bar dimensions, with openers and fixed casements as per the current windows.

The smaller glazing panels and lead will be replaced with larger panes to increase much needed natural light into the front rooms. The current lead work limits the ingress of light and therefore results in electrical lighting being utilised within daylight hours. It also adds to the glazing's thermal inefficiency. The larger paned windows will not cause detrimental impact on the Listed Building whilst providing energy savings.

Conclusion

The proposed alterations are to be carried out sympathetically ensuring that the historic significance of the building is not lost.