

Design and access statement for Listed Building

Provided by the Applicants

Property

Laneside is a Grade II listed traditionally built stone farmhouse sitting within its own enclosed yard and surrounded on three sides by pasture land belonging to the same family. On the fourth side there is a tarmac driveway leading up from the nearby Charley Lane (B Road)

The property sits in a rural area and is South facing and has access through the yard to a public footpath.

Within the same yard the property is enclosed at the front elevation within a garden wall and to the right of the property by an enclosed garden. To the rear of the property there is no public access rights and again the rear of the property is enclosed in a stone walled and gated yard. To the left of the property the yard area is open and used to park vehicles again there are no public rights of way here.

The public right of way runs through the yard gateway and heads south through another gate and into the field in front of the property.

Please see Appendix A – Laneside Farmhouse Historic England Listing

COPIED FROM - Official list entry Heritage Category: Listed Building Grade: II

List Entry Number: 1334799

Date first listed: 12-Apr-1984

Statutory Address 1: LANESIDE FARMHOUSE, CHARLEY LANE

Location The building or site itself may lie within the boundary of more than one authority. Statutory Address: LANESIDE FARMHOUSE, CHARLEY LANE County: Derbyshire District: High Peak (District Authority) Parish: Chapel-en-le-Frith National Grid Reference: SK0490281553 Details SK 08 SW TOWN OF CHAPEL-EN-LE-FRITH CHARLEY LANE 3/14 (West Side) Laneside Farmhouse II Farmhouse, 1817. Coursed gritstone rubble with flush quoins. Painted gritstone dressings. Stone slate roof. . Stone gable end stacks. Two storeys, double fronted, two bays. South elevation - central quoined surround doorcase with C19 glazed and panelled door. Rectangular fanlight over. Drip mould above. To either side, a 3-light flush mullion window with small paned fixed and casement windows. Above, two similar windows with similar fenestration. Datestone between, inscribed 'P B 1817'. Listing NGR:

SK0490281553 Legacy The contents of this record have been generated from a legacy data system. Legacy System number: 81991 Legacy System: LBS

Design Principles and Concepts

Laneside is a stone built detached property sitting within its own grounds and surrounded on all four sides by garden, yard or driveway to the property. There are no other directly visible properties.

The roof is constructed of stone slate covering which to our understanding was replaced or repaired last during the late 1800s or early 1900s The roof has sustained wear and tear over the years and stone slates have split and blown in places. Many have slipped and the roof now allows water ingress in numerous locations.

It isn't expected that the scaffolding will extend as far as the yard entrance and will at the front elevation remain within the garden walled area, the same will apply to scaffolding in the garden to the right of the property and the rear. The area to the left of the property is open plan but can be taped off if needed for safety reasons.

All equipment and materials will be stored within the property's boundaries and away from the public right of way.

It is not expected that any works will interfere with the public right of way through the yard.

Context.

We are looking to repair & replace the roof slates in a like for like condition and prevent further ingress of water which is causing damage to other components of the property.

It is our intention to maintain the current character of the property and ensure the property remains maintained and able to withstand weather conditions and address any current insulation needs.

A local roofer has looked over the roof and we have discussed our requirement to remove all slates and place back where able and where slates are damaged beyond repair replace with like for like stone slates. To reuse where possible any broken larger slates to replace damaged smaller slates.

Whilst the stone slates are removed it may be necessary to replace some of the roof woods if damaged beyond repair, again the proposal would be to replace with like for like where required or with anything now recommended as alternative

It is not expected that any works will interfere with the public right of way through the yard.