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HERITAGE STATEMENT

Garage door widening
Rivelin, Brookbottom

September 2023

Ref 1899.Db.01

This statement is to accompany the Householder Planning Application for widening the existing garage door to the detached garage at Rivelin, Brookbottom.

The Location

Brookbottom is a hamlet situated to the north east of New Mills. It consists of a few houses and the Fox Inn public house. There are a number of listed dwellings. The garage is located within the Conservation Area.

The garage and garden is under the ownership of Rivelin, which is across the road. Rivelin is grade 2 listed, but the garage and garden are outside of the original curtilage of the building.

Brookbottom is set in a sheltered dip. A brook through the settlement marks the old boundary between Derbyshire and Cheshire. The brook runs through a culvert in front of Rivelin and under Borderstone.

Including Rivelin, there are 7 listed buildings in Brookbottom. Many started as smaller dwellings which have been knocked through to make larger dwellings. Other dwellings have been extended and windows changed over time. The houses are mainly stone built, with either stone or slate roofs. Plain stone detailing including stone door and window surrounds and stone mullions.

The hamlet has changed considerably since the 1800s. When built, most of the cottages were one room on each floor and over time they have been knocked together. What was probably 19 cottages, a farmhouse, a barn, a Sunday school and a Chapel have become 11 homes, a pub and a disused building. 3 freestanding garages have been built and two of the buildings, including Rivelin, have been adapted to include garages.

Brookbottom is made up of an attractive collection of buildings, many of which have changed to some extent over time.



Image showing the context of Brookbottom.

To the left hand side of the road are the houses. On the right hand side are the garages which relate to Borderstone and Rivelin.

The Building



*Detached
Rivelin
garage*

The garage for Rivelin is located within garden space on the opposite side of the road from the house. It has garden space next to it and steps up to a terrace above it.

The garage and store building was approved in 1996 under application HPK/0003/5115. The garage related to Borderstone was approved in 2002. Permission for a double garage related to Rivelin was previously approved in 1967 – ref NEM/467/3 Plans no. 5478.

The garage is set adjacent to the road, next to the private access track to more dwellings. It has been built with stone walls and has a painted timber window and ‘up and over’ garage door. There is garage space with the garage door and storage adjacent where the window is. There is a separate log and bin store at the open doorway to the right.

The garage now sits partially underground, and is only really visible from directly opposite. The garden and the landscaping contributes to the conservation area character, the building less so.

The proposal

The garage has been constructed at an angle: it follows the site boundary line and is not perpendicular to the road. This, in conjunction with the location of the front garden walls to Tara Cottage and the barrier across the private access road, make it very difficult to manoeuvre a car into the garage. This is made more difficult when cars are parked and will become impossible with a larger electrical vehicle rendering the garage unfit for purpose.

The proposal is to widen the existing garage door by just a foot (310mm) to enable a better access. Ideally a larger opening would be preferred; however the location of a supporting steel beam inside the garage restricts this.

The existing stones used to form the opening will be reused and the drip detail above the door will be extended. The gap between the widened opening and the window will be reduced, however it will appear in proportion as the gap between the window and open doorway is less.

The garage door will be replaced and will still be an up and over door with vertical panels. Colour will be as the Little Greene ‘Portland Stone – Dark’. This is a heritage colour, in keeping with the conservation area.

<https://www.littlegreene.com/portland-stone-dark>

We did look at whether two opening outwards door would be better, but it would mean them opening onto the highway, which we want to avoid.

The work will not change anything else to the garage building.

Conclusion

The work proposed in widening the garage door is minimal. This work should come under permitted development, but because of the location in the Conservation Area, the applicant wanted the assurity of approvals being in place.

- The only work proposed is the widening of the door opening and new door – no other changes are proposed to the garage.
- It allows a car to be parked more easily in the garage rather than on the road.
- It has no impact on the Conservation Area, its character or significance.