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Conservation Response.

Date: 07/11/2023.

File/Application ref: HPK/2023/0301 & HPK/2023/0428.

Case Officer: Rachel Robinson.

Proposal: 'Replacement windows at the rear of the property' & 'Listed building application for replacement windows at the rear of the property'.

Site Address: 81 Hanover Cottage, Simmondley Village, Simmondley, Glossop, Derbyshire, SK13 6LS.

Dear Rachel,

Objection. Recommended refusal.

The Heritage Statement is poor and does not note this building is listed. It also does not thoroughly consider the character of the Conservation Area, nor does it undertake an impact assessment to consider any potential harm arising from the scheme and how this is mitigated. Additionally, there is no conclusion reached as to what harm will arise from the scheme. It is therefore seen that there is insufficient or inaccurate supporting information for this proposal.

Hanover Cottage and The Homestead.

GII. List UID: 1384263.

GLOSSOP

SK0293SW HIGH LANE, Simmondley 921-1/12/86 (South East side) 27/01/78 Nos.81 AND 89
Hanover Cottage (No.81) and The Homestead (No.89) (Formerly Listed as: HIGH LANE, Simmondley
(South East side) Nos.71, 79, 81 AND 89)
GV II

House and cottage. 1719 with C19 addition and C20 alterations. Narrow coursed millstone grit with ashlar dressings, stone slate roof and single stone stack with watertabling. PLAN: 2 unit lobby entry plan. EXTERIOR: 2 storey. Front has 3 windows arranged 1:2. House to right has central C20 door in chamfered ashlar door surround with lintel bearing inscription:- 'L/ R E/ 1719'. Flanked by 3-light chamfered mullion window to left and 2-light flush mullion window to right. Above two 3-light chamfered mullion windows. All windows have C20 casements with diamond pane glazing. Cottage set back to left, single window, 2 storey. Doorway to right with C20 door and painted flush ashlar surround with single C20 bow window to left. Above C20 casement in flush ashlar surround. Left canted corner return has 2 ground floor windows under narrow lintels and quoins to ground floor only. Rear has single 3-light chamfered mullion window to first floor of main range. The main range and projecting extension re-ordered C20. INTERIOR: not inspected.

The scheme looks to alter some window lintels from existing concrete to matching sandstone. However the building is not constructed of sandstone and is in fact gritstone. The vernacular of the High Peak often being Milstone grit, a heavyset porous dark masonry giving the recognisable vernacular identity of many High Peak towns and villages. I cannot see an accurate assessment nor clear and convincing justification for this intervention, consequently at this time it is not supported.

Further, this intervention is not explored in great detail and the project is not accompanied by any technical drawings, method or materials sheets to demonstrate the works. The photographs are illegible and do not clearly show any details of the existing conditions. The proposal title must also accurately reflect the extent of the works as currently it only covers attention to windows.

The scheme looks to alter some rear window units however it is not made clear as to which or how many are original and surviving. It also does not show a clear assessment into the extent of deterioration and whom or how it has been concluded that they are incapable of repair. No new window unit details or window schedule accompanies the proposal and as such I cannot see any clear and convincing justification for this intervention, consequently at this time it is not supported.

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To conclude;

Due to the amount of insufficient and inaccurate information I cannot support this scheme and recommend refusal.

Regards,

E Holland.
Principal Conservation Officer.