

Heritage Statement

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



Front Elevation

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 Listed Buildings Consent application 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 reused 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

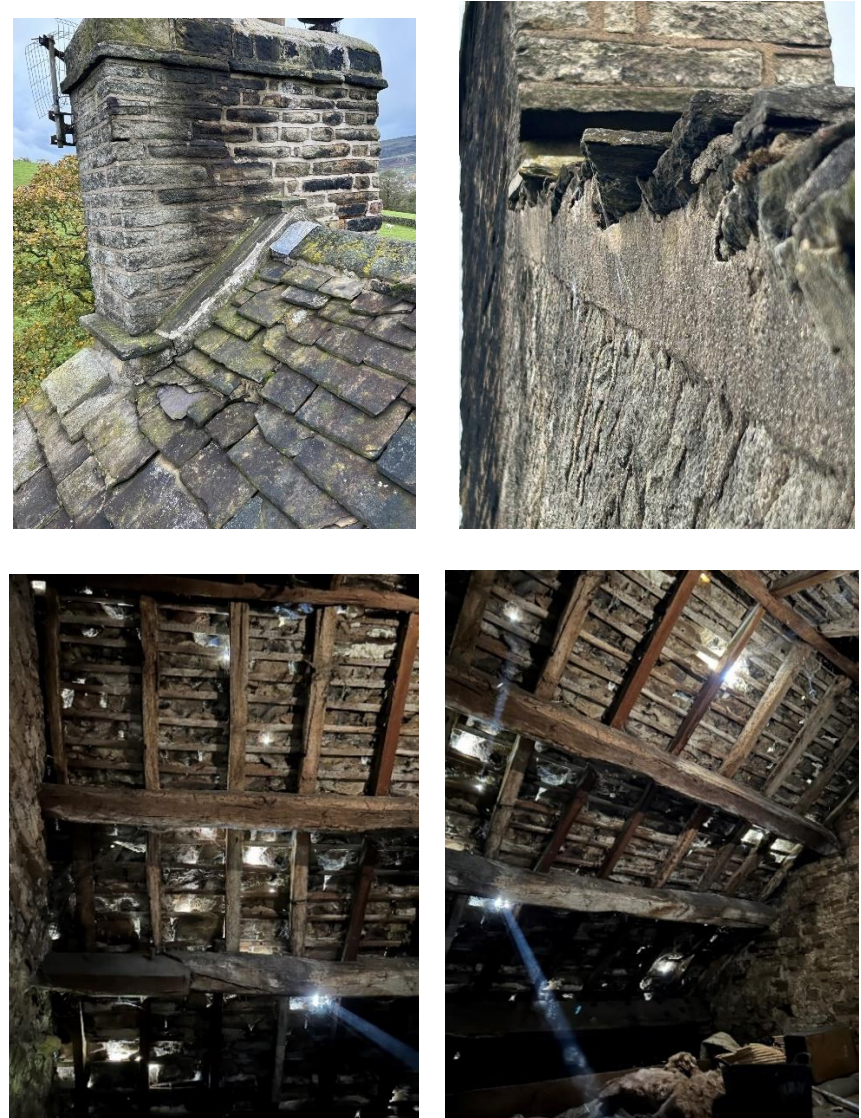
Roof

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. A full roof assessment and method statement for repair has been provided by local builder Andrew Jenkins.

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.



External Images of Stone Roof Condition



Internal Images of Stone Roof Condition

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Internal Images of Water Ingress

The deteriorating roof condition is causing internal water ingress and its repair is a matter of urgency for the historic fabric of the building and the occupants health.

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 irregular 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 in texture and colour.

Windows

The original windows dating back to the early 1800's have been replaced in 1906 with the current windows. Two additional window openings have been created to the first floor rear elevation, which sit between 2 existing openings as shown in the historic photograph below. These new windows are leaded whilst the existing window openings either side are casement windows.

The property comprises a mix of double glazed and single glazed leaded windows with simple timber side hung casements with the uniformity of the frame proportion maintained by a split mullion.



Historic Photograph of the Rear Elevation

Braycheton House, Chisley, Derby, 1800/1906

M^{rs} Samuel Green, Braycheton House, Chisley,
Dr. to SAMUEL BRADBURY,
Jeweller, Designer, Birmingham, England, etc., etc.

1906

Particulars	Quantity	Unit Price	Total
1/2 set of new at 1800	1	4.7	4.7
1/2 set of new at 1800	1	6.6	6.6
1/2 set of new at 1800	1	6.6	6.6
1/2 set of new at 1800	1	7.7	7.7
1/2 set of new at 1800	1	3.6	3.6
1/2 set of new at 1800	1	10.6	10.6
1/2 set of new at 1800	1	2.0	2.0
1/2 set of new at 1800	1	1.0	1.0
1/2 set of new at 1800	1	17.0	17.0
1/2 set of new at 1800	1	13.0	13.0
1/2 set of new at 1800	1	3.0	3.0
1/2 set of new at 1800	1	10.0	10.0
1/2 set of new at 1800	1	4.0	4.0
1/2 set of new at 1800	1	5.0	5.0
1/2 set of new at 1800	1	6.0	6.0
1/2 set of new at 1800	1	3.0	3.0
1/2 set of new at 1800	1	1.0	1.0
1/2 set of new at 1800	1	3.0	3.0
1/2 set of new at 1800	1	6.0	6.0
1/2 set of new at 1800	1	10.0	10.0
1/2 set of new at 1800	1	5.4	5.4
Total			132.0

1906 Replacement Windows Receipt



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The leaded double glazed panels have blown which is causing such concentrated condensation that it is not possible to see out. Condensation on the glass, timber frames and cills has caused damage over many years.

It is the intention to retain the traditional look of the windows by replacing them with high quality timber frames with a slender design and durability to maintain the property. The windows will increase thermal performance without obtrusive glazing dimensions whilst providing a durable solution to ongoing maintenance.

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 timber windows will be finished in paint with a natural earthy tone that complements the sandstone.

To overcome the double reflection effect of standard double-glazed units a much slimmer profile of glass with a gas filled core will be utilised to minimise visual impact whilst improving thermal performance.

The timber frame detailing will be matched like for like with slender glazing bars and putty finish.



It is acknowledged that there will be some degree of harm to the Listed Building by replacing the window frames but it is felt that as they are not original to the building and already comprise of double glazed units their historic significance is reduced. Furthermore, their deterioration and ongoing damage to the property caused by condensation and that they are no longer fit for purpose as they do not provide an outlook, are justification for their replacement.

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