



Design & Access Statement



Prepared for Edward Mayes Trust

Buttress

June 2024





Version history

Project name: Ingham Almshouse
Project number: 9848
Client: Edward Mayes Trust

Rev:	Date:	Status	Name	Description
2	06-08-2024	PLANNING	LB Architect	Submission
1	31-07-2024	PLANNING	LB Architect	Draft

This document has been prepared for the titled project or named part thereof and should not be relied upon or used for any other project without an independent check being carried out as to its suitability and prior written authority of Buttress being obtained. Buttress accepts no responsibility or liability for the consequences of this document being used for a purpose other than the purposes for which it was commissioned. Any person using or relying on the document for such other purpose agrees and will by such use or reliance be taken to confirm his agreement to indemnify Buttress for all loss or damage resulting therefore. Buttress accepts no responsibility or liability for this document to any party other than the person by whom it was commissioned.







Contents

Version history	2
Contents	4
Introduction	6
Location Plan	7
The Proposal	8
Existing Photographs	10
Completed Photographs	11
Historical Significance	12
Access & Maintenance	13
The Conclusion	14



Introduction

1.0 Inghams Almshouses

Inghams Almshouses were built in 1880 and are Grade II listed. They are located on a high point off Spring Bank Road leading north out of New Mills town centre. The almshouses are attached to the neighbouring St James Church and form an 'L' composition on the site. St James Church is also Grade II listed.

The six almshouses are formed in two blocks. The first to the east of the site is made up of four properties, the second to the north of the site is made up of two properties and attached to the former church. Together the two blocks enclose two sides of a sloping quadrangle of open green space, which benefits from long views of New Mills and the surrounding countryside due to its elevated position.

The almshouses are constructed in buff grit stone walls, with lakeland green slate roofs. The elevations facing the green space have feature gables with stone parapets. The windows to these elevations have stone mullions and other ashlar details. Each almshouse is provided with an arched, recessed porch leading you to the front door. Each porch serves two properties, split centrally with a wooden fence.

The rear of the almshouses are constructed in stone work with slate roofs at two pitches. Twentieth century single storey felted flat roof extensions with white rendered walls are attached to the rear of the properties to provide shower room accommodation.

Each almshouse comprises of four rooms, a lounge/dining room, kitchen, bedroom with an attached shower room.

Location Plan

2.0 Location Plan

St James Square is located in New Mills, off Spring Bank Road, in Derbyshire.

The site is located within the New Mills Conservation Area as illustrated with the yellow line and discussed within the Heritage Impact Statement to be read in conjunction with this report. St James' Church is located to the west of the arrangement.

St James Square is accessed via steps from Springbank road, located to the south boundary adjacent to Cresswell Road and the north, adjacent to the Church. The church is currently used as a community centre. The topography of the site rises from Spring Bank road to the almshouses.

Figure 1 Google Maps Aerial View



The Proposal

3.0 Refurbishment Work

The proposed scheme comprises internal refurbishment work to three almshouse properties, no. 1, no. 3 and no. 4. Previous Listed Building Consent has been granted for property no. 2 (HPK/2023/0268), no. 5 (HPK/2022/0231), and no. 6 (HPK/2021/0661). Listed building consent was also granted for relocation of boilers and the addition of flues (HPK/2020/0439).

On overview of the internal works to the properties is listed below and illustrated in detail on the drawings within the listed building consent application. The proposal continues work previously approved in 2022/3 to properties no. 2, no. 5 and no. 6.

The internal works to each room are itemised as follows:

1. The existing kitchen units will be removed and replaced. Including kitchen units, fixtures, white goods, finishes and associated electrical and ventilation services. An insulated loft hatch will be installed.
2. The rear door to the kitchen will be replaced and include glazed panels to improve daylight into the kitchen.
3. The existing bathrooms will be replaced. Including replacement of the sanitary-ware, fixtures, fittings and services to improve ventilation. The existing, modern timber door will be replaced with a timber door to match the original panelling and include safety glass to improve daylight.
4. Generally, replacement/treatment works for timbers affected by woodworm and wet rot decay. Timbers will be replaced on a 'like for like' basis to match existing sizes, where required.
5. Internal door replacement to the lounge and bedroom doors to provide fire resistance using a five panel pattern to match the existing doors.
6. Removal of modern wallpaper, carry out any plaster repairs where necessary following removal using a limelite breathable plaster, and then hanging lining paper prior to redecoration work.
7. Remove non breathable paint finishes to window stonework in the lounge and kitchen and repaint using a mineral breathable paint.
8. Internal joinery finishes including architraves, skirting and ceiling features to be stripped, repaired and redecorated throughout.
9. Ventilation will be improved to each of the units by providing kitchen and bathroom ventilation, along with a Nuaire Drimaster fan (located within the roof space) to improve the internal environment of the whole almshouse.
10. The electrical system within the almshouses are to be removed and upgraded, including renewing wiring, relocating the consumer unit and relocating socket outlets. Any disturbed plaster finishes and chasing out will be made good as a result of the installation.

11. Accessibility of the shower rooms will be improved by introduction of the following access features. The proposed shower has a low level access tray with wall linings capable of supporting grab rails. The WC is located away from the side wall to be part M compliant. With the addition of a dual purpose shower shelf / grab rail and a toilet roll holder / grab rail feature.
12. The loft insulation will be upgraded in each unit with Rockwool insulation at ceiling level.
13. The heating and water supply system will be upgraded, including new distribution pipework and fittings. Pipe runs will be concealed in boxings where practical and tiled / decorated to suit new internal finishes. New boiler installation and flue will be installed as approved under previous approval 2020/0439.
14. Remove non breathable paint finishes to window stonework to the front elevation of the properties, and repaint using a mineral breathable paint in a colour to match the existing.



Figure 2 Example of internal ceiling features



Figure 3 Example of painted stone surround

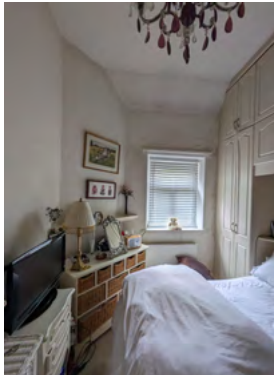


Figure 4 Example of paintwork peeling to external stone surround to lounge window.

Existing Photographs

4.0 Photographs of Existing Condition

4.1 No. 1



4.2 No. 3



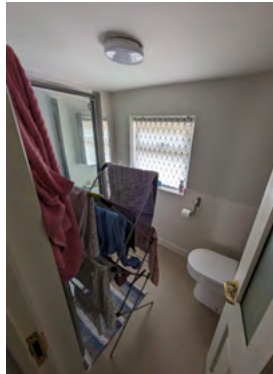
4.3 No. 4



Completed Photographs

5.0 Photographs of a Completed Almshouse

5.1 No. 5



The photographs above are taken following the completion of works to almshouse no. 5, they display the high level of finish to each space with new fixtures, fittings and decor to the kitchens and bathrooms. The quality of finish shall continue into the remaining almshouses to enhance the quality of life of the residents within them and for future tenants.

Historical Significance

6.0 Impact

Please refer to the Heritage Impact Assessment report prepared by Buttress to be read in conjunction with this design and access statement and the submitted drawing package.

The summary of the Heritage Impact Statement is that the works will be beneficial overall through preservation of the asset, which continues to make a positive contribution to the conservation area and local community.

Figure 5 Almshouses from St James Square



Access & Maintenance

7.0 Access

The proposal focuses on the internal refurbishment of the existing almshouses. Accessibility is improved with the shower room with the introduction of a low level shower tray, grab rails and a part M compliant toilet position located directly from the bedroom. Daylight is improved within the kitchen and shower room by the introduction of glazed panels within external and internal doors.

The site, buildings and landscaping are managed and maintained by the operator and applicant, Edwards Mayes Trust. Existing pedestrian access from Spring Bank road via pathways within the square provides access to the front entrance of each almshouse. There is an existing rear access from Cresswell Street where refuse is collected from the rear of the almshouses. No work is being undertaken to these key access points.

Figure 6 Rear of Unit 1 from Cresswell Street



Figure 7 Rear of Unit 1 toward Cresswell Street



The Conclusion

8.0 Conclusion

The proposals retain the original form and layout of the existing almshouses with the exception of a modern door replacement to the shower rooms. Where internal doors are replaced, like for like 5 panel doors are being introduced to match.

Overall the proposals seek to enhance and preserve the properties, addressing ventilation issues within the fabric and providing modern facilities to the current and future residents of the almshouses.

Figure 8 View across St James' Square to Spring Bank road



Buttress

Thank you

Any questions, please contact
Libby Butterworth.

Manchester Studio and Registered Office

Buttress Architects Ltd.
41 Bengal St.
Manchester
M4 6AF
T: 0161 236 3303

Leeds Studio

Buttress Architects Ltd.
Clockwise, Yorkshire House, Greek St.
Leeds
LS1 5SH
T: 0113 539 7965

www.buttress.net

Certified



Corporation

