



High Peak Borough Council

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Application number

HPK/2025/0038

Site location

Dakin Cottage , Waterswallows Road , Fairfield

Proposal

Listed Building Consent to alter an existing window to a doorway (where there is evidence of a former doorway) on the North elevation of Dakin Cottage. The Apron below the window will be removed following the existing straight mortar joints.

Conservation Advice

Date: 19/03/2025

Heritage Asset: Grade II listed Dakin Cottage and attached garden wall

Summary of Significance

Dakin Cottage is a large detached dwellinghouse dating to 1683 with later alterations in both the 18th C and 20th C. The dwelling is in keeping with local vernacular, utilising coursed limestone rubble with gritstone dressings and stone and slate roof.

Assessment and Impact

It is proposed to alter an existing window opening on the northern elevation to a door. The window shows distinctive signs of being infilled, indicating that the window was previously a door later infilled to create a window.

The current proposal will retain the existing lintel and open below the in situ window within the parameters of the previous doorway. The submitted heritage statement is considered to adequately assess the significance of the listed building. Drawing P1111 S4-P01 states that the proposed new door will be of timber with a new sandstone sill and lime plaster repairs to make good internal reveal. These materials are considered in keeping and sympathetic to the listed building.

Conclusions and Recommendations

In conclusion, the proposed works to create new doorway are considered sympathetic and in keeping with the listed building. The proposed works will reinstate a previous doorway utilising sympathetic materials and as such are not considered to harm the significance of the heritage asset.

Conservation Officer: Rachel Robinson
High Peak Borough Council

