

Design, Access and Heritage Statement

November 2018

**Repairs and partial rebuilding of the external envelope
at 3 and 5 Laneside Road, New Mills SK22 4LX**



Figure 1: 3 and 5 Laneside Road Circa 1970

Background

3 and 5 Laneside Road are dwelling houses. The properties are vacant and have been for a number of years.

The properties are in a very poor state of repair and need significant rebuilding works to prevent partial collapse. The enclosed engineers report details the scope of the repair works.

The building was listed on 19th September 1977 (SK0089585562). The Listed description states:

'NEW MILLS LANESIDE ROAD 1. 5172 (East Side) Low Leighton SK 0085 1/103 Nos 3 and 5 II 2. C18 house of 2 storeys in coursed stone with stone slate roof. 2 windows of 3 mullion lights on both floors. Door to No 5 has stone lintel, while that to No 3 has a pediment-shaped stone lintel and rusticated quoins.'

Historic Information

There is little historic information available; however, the following photographs have been obtained:

Figure 1 (above) shows the front (South) elevation of the property Circa 1970. This shows a lean-to addition to the property (date of construction unknown) on the east side elevation which has been removed (date unknown).

Figure 2 shows the front (South) elevation of the property Circa 1990. The door in the photograph is unlikely to be the original. The windows appear to be painted timber casement with a single central horizontal glazing bar. The condition of the front wall is similar to that currently.



Figure 2: Front Elevation (Part) Circa 1990

Figure 3 shows the side (West) elevation of the property Circa 1990. There are 2 first floor window opening which have been blocked up.



Figure 3: Side (West) elevation Circa 1990

Figure 4 shows the side (West) elevation of the property Circa 1990. There is a small extension addition to the rear (date unknown) which has been removed (date unknown). There is a chimney stack to the rear (probably original) which has been removed (date unknown).



Figure 4: Side (West) elevation Circa 1990

Current Condition

The properties are in a very poor state of repair and need significant rebuilding works to prevent partial collapse and to secure the future of the Listed Building.

The enclosed engineers report details the scope of the repair works and the following photographs document its current condition.

External Condition



Figure 5: North Elevation

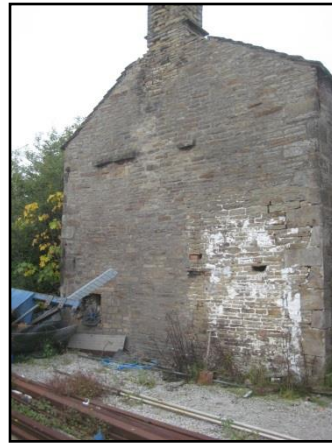


Figure 6: East Elevation Gable



Figure 7: North Elevation Lean-to



Figure 8: East Elevation Lean-to



Figure 9: West Elevation Lean-to



Figure 10: West Elevation Gable



Figure 11: Part South Elevation



Figure 12: Part South Elevation

Internal Condition

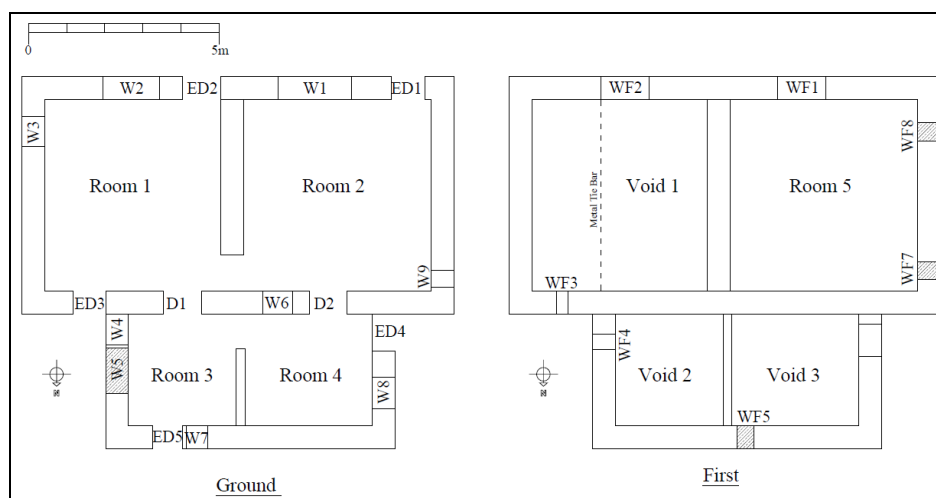


Figure 13: Existing Floorplans



Figure 14 and 15: Existing Roof timbers over Room/Void 1



Figure 16 and 17: Existing Roof timbers over Room 5



Figure 17 and 18: Existing First Floor Structure over Room 2 (there is no first floor structure over room 1 (assumed to have collapsed))

What is clear from the foregoing is that the building is in need of significant repairs and restoration work to secure its future.

The Proposal

This application seeks consent to repair and rebuild (parts) of the external envelope of the buildings.

This application does not seek consent for any internal works and this will form part of a future Listed Building Consent application.

Summary of renovation and repair works in connection with this application:

- The repair and rebuilding works will be carried out in accordance with those detailed in the structural engineers report.
- The existing roofing stone slates will be reused and any short fall required will be sourced to match existing on a like for like basis.
- The existing roof timbers will be reused and any repairs/replacement timbers required will be on a like for like basis.
- External walls – where detailed to be rebuilt, the existing stone will be carefully dismantled, marked up (numbered) and palletised and reconstructed with set aside stone in the same location as the existing. Lime mortar (no cement) will be used in rebuilding the walls.
- All internal and external chimneys detailed to be repaired/rebuilt, the existing stone will be carefully dismantled, marked up (numbered) and palletised and reconstructed with set aside stone in the same location as the existing. Lime mortar (no cement) will be used in rebuilding the chimney stacks.

Summary of renovation and repair works in connection with a future application:

- First floor timbers over Room 2 - The existing timbers will be reused and any repairs/replacement timbers required will be on a like for like basis.
- First floor timbers over Room 1 – The first floor structure timbers will replicate those over room 2
- Internal Staircases – new timber staircases to the assumed design of the original
- Doors to be mortice & Tennon joint frame ledged in timber & painted.
- Windows made from Accoya softwood to existing design painted, with no trickle vent, 14mm heritage double glazing fixed with putty.
- Rainwater, gutters & downpipes in black painted cast aluminium.

Significance

Assessing significance is a fundamental principle for managing change to heritage assets. Section 12 (para' 128) of the NPPF states *'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting'*.

English Heritage issued 'Conservation Principles' in 2008 which explains its

approach to significance and managing change and identified four main aspects of significance: evidential, historical, aesthetic and communal. Within these categories significance can be measured in hierarchical levels as follows:

- **Exceptional** – an asset important at the highest national or international levels, including scheduled ancient monuments, Grade I and II* listed buildings and World Heritage Sites. The NPPF advises that substantial harm should be wholly exceptional.
- **High** – a designated asset important at a regional level and also at a national level, including Grade II listed buildings and conservation areas. The NPPF advises that substantial harm should be exceptional.
- **Medium** – an undesignated asset important at a local to regional level, including local (non-statutory) listed buildings or those that make a positive contribution to the setting of a listed building or to a conservation area. May include less significant parts of listed buildings. Buildings and parts of structures in this category should be retained where possible, although there is usually scope for adaptation.
- **Low** – structure or feature of very limited heritage or other cultural value and usually not defined as a heritage asset. May include low quality additions to listed buildings, and buildings that do not contribute positively to a conservation area. The removal or adaptation of structures in this category is usually acceptable where the work will enhance a related heritage asset.
- **Negative** – structure or feature that harms the value of a heritage asset. Wherever practicable, removal of negative features should be considered, taking account of setting and opportunities for enhancement.

The NPPF states *‘The more important the asset, the greater the weight should be’*.

Significance of 3 and 5 Laneside Road

The is a Grade II listed building and not located within a Conservation Area.

The property has a number of significant features which are detailed in the listed entry above. The external features repaired and rebuilt as part of this application will be done sympathetically on a like for like basis using the existing materials used in the same locations.

Substantial investment is required to repair the properties and approving this application gives an opportunity to secure the future of the listed buildings which might otherwise be lost.