

Heritage Statement

Lilac Cottage, Crossings Road, Chapel-en-le-Frith, Derbyshire, SK23 9RY

03.04.2025

1.0 Introduction

This statement forms part of the proposals to replace the windows and external doors in the existing dwelling house, widen the existing drive and resurface the drive with cobble sets, replace existing carport and shed with stone outbuilding, installation of wood burning stove in existing fireplace, removal of some internal partitions and replacement of the existing staircase with timber staircase to meet building regulations.

2.0 The Existing Building

Constructed in the mid to late 18th century, Lilac Cottage forms part of a three row terrace. Neighbouring Dovedale Cottage appears to have been built originally as part of one larger property with Western Cottage and Lilac Cottage added later, in a sympathetic style. The property is coursed gritstone rubble with a rendered gable. The three-light mullioned windows with gritstone window dressings are included in all three properties and gives a coherence to the row of properties. The roof is stone slate to the main property and the single storey rear extension.

The location is a significant crossroads in teams of old, pre-turnpike, local routes.



Lilac Cottage, Crossings Road – Front Elevation

3.0 Heritage significance

Lilac Cottage is Grade II listed, it was listed 12 April 1984.
List Entry Number 1088051

The listing states:

SK 08 SW TOWN OF CHAPEL-EN-LE-FRITH CROSSINGS ROAD 3/15 (East Side) Weston Cottage, Dove Dale and Lilac Cottage II

Two cottages, now three. C18. Coursed gritstone rubble with quoins. Gritstone dressings. Stone gable end and ridge stacks, one plastered. Two storeys, single bay cottages. Northern cottage (Weston) has bracketed pedimented doorcase with moulded architrave to south. C20 plank door, part glazed. To north, 3-light flush mullion window with casements. Similar window over and blank niche above door. Central cottage (Dove Dale) has inserted doorcase to north with C20, part glazed door. 3-light flush mullion to side with small pane casements. Similar window over. Beyond to south, remains of quoins. Southern cottage (Lilac) similar. Plank door to north with 3-light flush mullion window above and below.

Listing NGR: SK0473380947

4.0 Elements of the new design

Replacement windows & doors

The replacement windows are proposed to be hardwood timber casement windows with slim double glazing systems (18mm) Currently the windows are single glazed casement windows and not original therefore replacing with well detailed sympathetic casement window will not significantly impact the appearance. The windows will be finished with Dulux Jasmine White Weathershield satin paint. The single storey rear extension to the property currently has a partial glazed door and a casement window. The pointing to the stone work on this area is extruded and not in keeping with the host dwelling. The proposal is to widen the door and insert a hardwood timber framed glazed set of doors. This will remove the area of badly pointed stone and enhance the appearance of the side elevation.

Widen and resurface the existing drive

The existing tarmac and concrete drive is proposed to be made wider to accommodate two vehicles side by side. In order to do this a section of the existing dry stone wall will be removed and the gate made wider. The drive will be finished with natural stone cobble sets which will improve the aesthetics to the side of the property. The existing five bar gate will be replicated with a double five bar gate on a sliding mechanism. The materials selected will enhance the property and not harm the character of the property.

Internal remodelling - replacement staircase, removal of internal partitions and installation of wood burning stove to existing fireplace

At ground floor the internal glazed porch, which is an addition probably dating from the 1960's, is proposed to be removed to make the living space larger. At first floor the partition walls are studs walls and the walls shown on the drawing 3322.003 around the existing bathroom are to be removed to make the landing larger and allow for the fitting of a new building regulation compliant staircase. These elements are not original to the dwelling and removal of them will cause no significant harm. A wood burning stove and associated twin wall flue is to be installed in the existing fireplace and chimney. Externally the appearance of the chimney will not change and the wood burning stove will sit within the fireplace independently from the fireplace.

Erection of stone outbuilding to replace existing car port and shed

Currently the site hosts a polycarbonate and timber lean too car port and a timber shed in a poor state of repair. It is proposed these are to be removed and replaced with a natural stone outbuilding to house a utility room, WC and store. The outbuilding has been designed to be sympathetic to the host dwelling with materials to match. The proposed windows and doors are to be detailed to match those proposed in the dwelling which will bring harmony to the two elements which isn't currently the case.



Existing timber mullioned window – Internal photo at first floor



Existing timber mullioned window – External photo at ground floor



Existing timber door - front elevation



Existing timber door and window to rear extension



Internal timber staircase - not original and does not comply with building regulations



Existing timber shed and polycarbonate car port



Existing drive - tarmac and concrete with car port and shed to the rear

5.0 Impact of the proposals

The proposal will have no adverse impact on the building, the proposed windows and doors have been selected to be sympathetic to the host dwelling and replicate the windows and doors of the original dwelling as closely as possible. The double glazing system is slim to allow their appearance to match existing whilst improving their thermal value. The proposed minor internal work will be carried out by an experienced tradesperson, sympathetically to the host dwelling. Externally the proposals will enhance the appearance of the curtilage by removing the car port and shed and replacing with a natural stone outbuilding. The applicant proposes to make improvements to the dwelling whilst being sympathetic to its heritage.