



Design & Access Statement

Prepared for Edward Mayes Trust

Buttress

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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

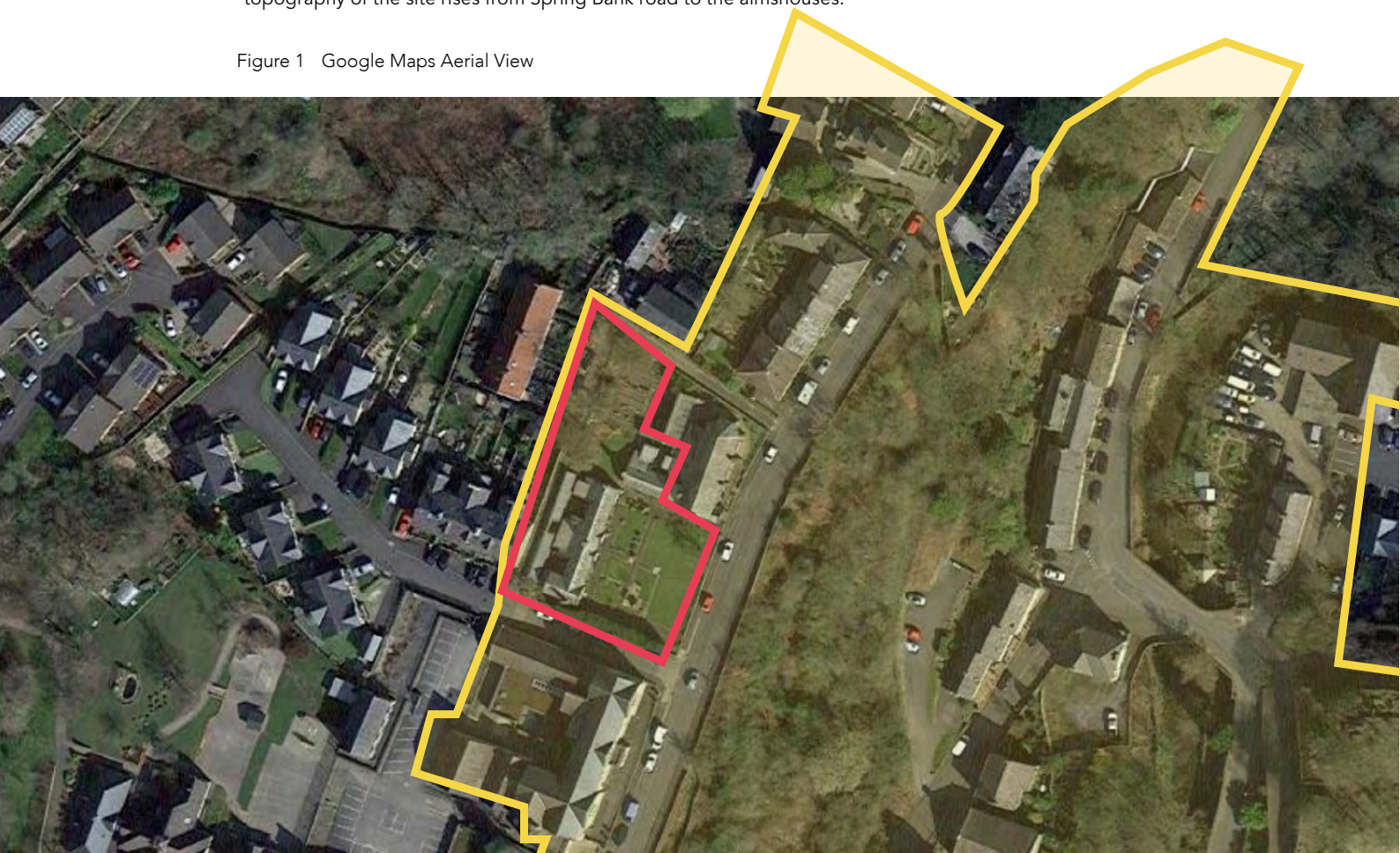
2.0 Location Plan

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 Previous Refurbishment Work

Inghams Almshouses have undergone complete internal refurbishment since 2020.

Listed building consent was granted for the relocation of boilers and addition of flues in 2020 (HPK/2020/0439). Listed building consent was granted for property 5 (HPK/2022/0231), 6 (HPK/2021/0661), then 2 (HPK/2023/0268) and most recently, properties 1,3 & 4.

All have been completed to a high standard, including redecoration, replacement bathrooms and kitchens, new floor finishes and improved ventilation.

3.1 Window Replacement

The Edward Mayes Trust are now looking to replace the existing windows to the primary elevations. These windows provide an aspect from the main living area and kitchen out over the lawned area, over Spring Bank and to the valley beyond.

Due to the exposed position of the Almshouses, the existing timber casements are exposed to the elements and in some instances have split and rotten, which is causing some glazed panels to drop and allowing water to penetrate.

The majority of the glass to the living areas are double glazed, of which some panels have blown. While the glass to the kitchens are single glazed panels.

The proposal seeks to replace these timber casement windows with like - for - like timber casement windows, painted white, as existing.



Existing Photographs

4.0 Photographs of the Existing Kitchen Windows

4.1 Type 02



Photographs of the Existing Living Area Windows

4.2 Type 01



4.3 Type 03



4.5 Type 04



4.6 Details



Historical Significance

5.0 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 2 Almshouses from St James Square



Access & Maintenance

6.0 Access

The proposal focuses on the window replacement to the primary facade of the existing almshouses.

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 3 Primary facade and approach from Spring Bank



Figure 4 Rear of Unit 1 from Cresswell Street

The Conclusion

7.0 Conclusion

The proposals retain the original form and layout of the existing almshouses. The proposed windows are a like for like replacement of the flush timber casement design. Aligning with the same glazing depth and frame measurements.

Overall the proposals seek to enhance and preserve the properties, addressing water ingress issues and upgrading the thermal and solar efficiencies within the fabric, using modern materials to improve the comfort of the current and future residents of the almshouses.

Figure 5 View across St James' Square to Spring Bank road



Buttress

Thank you

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