

# **Listed Building Consent Justification Statement**

**Millbrook House  
Manchester Road, Tintwistle**



**Justification Statement  
Prepared By  
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## Assessment

Millbrook house has a two storey and three storey section, the three storey section was built in 1723 with mullion stone window, coursed grit stone walls, double pitched roof supported by king post trusses and an original roof covering of grit stone slates.

This was a relatively simple building in vernacular style within limited domestic curtilage.

In the late Georgian period 1823, the property was extensively remodelled and extended. The principle extension forming the main staircase and reception rooms, with basements to the rear with a rear extension to the original building these were two storey finished in a double hipped roof of blue slate. The original building was re-roofed in blue slate at the same time.

The main property had two side conservatories built in the mid nineteenth century with a private chapel with clock tower.

Ancillary to the main building and within the curtilage was a bake house (its origins unknown) and the coach house made up of out buildings and stables.

The grounds in the mid nineteenth century were extended to approximately 7 acres with tree planting and ornamental features.

The property remained as a single dwelling until 1972, but was vacant from 1972-1992. In this period there were various owners, none of which occupied the property and extensive damage due to neglect took place.

The building was acquired by the applicant Mr Wardle in 1992, and repairs and extensive refurbishment took place between 1992-1997.

Consent for a Nursing Home was given in 1996, on nearing completion of the scheme, it was found that due to changes in NHS funding, the proposal was not feasible.

The change to flats followed and hence the reason for the current layout i.e. flat no.3 large lounge was to be the Nursing home sitting room, with a w.c. next to the main staircase.

The chapel was refurbished and sold off in 2003, and the bake house in 2008, the coach house is the private resident of the applicant.

As you can see from the existing plans, extensive alterations to the internal layout have taken place.

## **Evaluation**

The current layout of the building is 6 flats, which in modern terms are very large, a two bedroom flat in a refurbished building does not normally exceed 70 m<sup>2</sup>, flat no.3 is some 180 m<sup>2</sup>, the smallest being 58 m<sup>2</sup>.

The relative yield on rents is not maximised, and in both sale and rental demand is limited due to the layout and location of the building. Services within the building, particularly heating, are not separated for each, being centralised as one unit during the refurbishment as a Nursing home.

To regularise services and to provide a source of rental income to support future maintenance, buildings and curtilage four additional flats are proposed which would allow services to be reconfigured for each flat. The purpose is to create these additional flats without further major alterations to the internal layout or historic fabric.

Much of what is proposed is reversible, although it is fair to say that the current layout is a substantial change to the original building.

The access within the building provides for disabled use as there is currently a lift to the first floor. Flat no.6 on the second floor, does not have disabled access although there is a single flight of stairs leading off the lift landing.

## **Proposal**

There are no significant alterations to the basement with a single staircase to give access to a communal storage area, and allocating two cellar rooms to the flat no. 5. The ground floor changes in respect that the large rear reception room currently part of a duplex flat No. 4 will become a one bedroomed flat with a screen forming the bedroom with the creation of a w.c. with low ceiling height. Both these proposals have minimal spacial impact on the original large room.

The present w.c. cuts into the room and is full height, this will be removed and the ceiling will return to its original format, this will off-set the need of a new doorway/ entrance into the lift lobby/corridor. The requirement of the new entrance will comply with means of escape under the building regulations.

It is proposed there will be no low ceiling immediately entering to the flat just to the w.c.

The proposed bathroom is to be situated under the stairs in effect under-drawing the landing area (see 3D visual). This has some impact but does not affect the setting of the main staircase. It is accepted that some minimal floor/ceiling separation will have to be reduced in depth so as to lessen the impact on the full two storey feature window.

The existing flat No.3 is to be split to create two one bedroomed flats. The proposed flat No.4 will utilise existing openings, creating the new entrance through the relatively new lift side wall, all other intended alterations will be in timber studded walls.

The proposed Flat No.5 will be created with some minor re-modelling the only structural alteration being the proposed basement stairs and arrangements for shower facilities. The proposed flat No.6 will be created with timber studded walls. The existing walls are also timber and no structural alterations will take place.

Proposed flat 7 is created by re-configuring timber walls, and one opening to be built up in the spine wall.

Flat No.8 involves practically no alterations. Flat No.9 reconfigures timber studded walls.

### **Conclusion**

In conclusion there is little in the way of alterations to the original fabric in the case of the creation of Flat no.3, with the under-drawing of two staircase being to create the wholeness of the reception room.

With regard to the immediate curtilage the proposed car parking is created from existing hard standing.

The impact on the building and its setting is minimal but the benefits are to create a viable future.