

DESIGN AND ACCESS STATEMENT

CHURNET HALL COTTAGE, ST13 7HL

Repairs and Alterations.

April 2024



To be read in conjunction with IAA Documents CHC-01 Plans as Existing and CH-02A & 03 Plans as Proposed, and JW Conservations Heritage Appraisal and Impact Assessment.

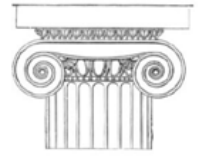
1.0 BACKGROUND

1.1 Location

Situated in the Cheddleton Conservation area, Churnet Hall Cottage is a link-detached two storey dwelling located within the village settlement boundary forming part of the former Cheddleton flint mill and associated warehousing complex.

1.2 Site/ Building

The dwelling is a two storey link-detached 18th Century cottage (with 19th century and 20th Century extension) built from local sandstone and Staffordshire blue clay tile roof. The property lies on a Northwest/ Southeast axis with the principle elevation to the Northwest, abutted by 19th Century brick and slate tile garaging block to the Southeast*. The building is accessed via a private track to the North of the building complex. The



building is obscured from view from the public highway by the neighbouring Churnet Hall (former warehouse) but is clearly visible from the public footpath alongside the canal and forms an important and integral part of the flint mill complex. *the 20th Century extension is housed entirely within the garaging block.

1.3 Proposals

Having acquired the building in 2021 in a dilapidated state of repair (the building being unoccupied since circa. 2018), and little maintenance carried out on the property in the years preceding, the applicant is seeking to carry out essential repairs to the internal and external building fabric, make minor alterations to the internal layout and fixtures and fittings, and demolish the existing 20th Century bathroom block and rebuild to create a new bathroom block and parking for one vehicle (within garage), to enable the cottage to be fit for habitation.

2.0 DESIGN STATEMENT

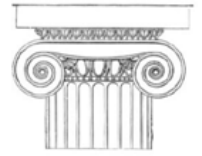
2.1 Repairs

The proposals seek to carry out essential repairs to the interior and exterior of the building as set out in drawing CH-02A and below. All repairs to be carried out in strict accordance with Historic England best practice guidelines by a suitably competent contractor.

R01: External Walls: All repointing works to be carried out in accordance with Historic England's *Repointing Brick and Stone Walls: Guidelines for Best Practice* (2017) to include: removal of existing cement based extruded pointing (hand tools only) and repointing with NHL 3.5 lime mortar, concave brush tamped, colour to match adjacent cottage (cake samples to be provide and agreed with SMDC Conservation Officer prior to commencement of works).

R02: Internal walls: Existing Lime plaster walls to be patch repaired in accordance with Historic England's guidance set out in *Mortars, Renders & Plasters* (2012) to include: removal of existing cement/ gypsum based plaster repairs and infills and careful removal of blown plaster (minimum required to provide solid foundation for new application); application of scratch, float and finishing coats of NHL lime plaster: final finishes to be water-based heritage paint (farrow and ball/ Little Greene or equivalent). Recessed wiring services to be sheathed in PVC duct; recessed copper pipes to be wrapped in 500 gauge polythene to prevent corrosion. C20 timber skirting repaired/ replaced as required and finished with water-based heritage paint.

R03: Windows and External Door. Refurbishment of existing windows (single glazed timber casement and frame - W01 to W04) and External Front Door (timber frame and flush faced door leaf- D01). All window reparation works to be carried out in accordance with Historic England's *Traditional Windows: Their care, repair and Upgrading* (2014, updated 2017) to include: strip back of C20 paint work and general repairs to timber frames (in-situ) and casements to include removal of rotten timbers and splicing in of new elements; introduction of additional timber glazing bars (profile to match existing) to mirror glazing bar pattern of adjacent cottage (6 pane per casement to GF- W01 & W02), 4 pane per casement to FF –W03 & W03); re-use of existing single glazing (cut to fit new glazing bar pattern) and replacement where required (notably W02) with matching single panes; refurbishment of existing ironmongery and new ironmongery to match existing where missing; repainting in heritage colour (to match adjacent cottage) in water-based heritage paint (Farrow and Ball/ Little Greene or equiv). Re-pointing of reveals in accordance with R01.



R04: Existing C20 floor covering carefully removed and (presumed) brick flooring exposed. Final repair schedule to be agreed following removal of floor covering and condition of floor assessed: assumed cleaning of bricks with non-abrasive/ corrosive cleaning product and repointing in accordance with R01.

R05: Cottage/ Garage dividing wall: Removal of all C20 finishes from original stone/ brick facing as per R01.

2.2 Alterations

The proposals seek to carry out minor alterations to the existing historic elements of the building to facilitate use as a dwelling house affording minimum basic amenities and upgrade to thermal efficiency, and to demolish and rebuild the existing, poorly constructed, 20th Century extension housed within the garage block (A07), all as set out in drawing CH-02A and below.

At present, the bathroom facilities are poorly laid out and the cottage does not benefit from dedicated parking or bin storage provision. The current layout restricts use and access to the heritage doors to the garaging block: the proposals seek to provide an improved bathroom layout and garaging/ bin storage whilst re-establishing use of the original garage door; all with no impact on the internal or external setting of the historic cottage and garage block. All alterations to be carried out in strict accordance with Historic England best practice guidelines (where appropriate) by a suitably competent contractor.

A01. Ground Floor Room 1 Floor: Carefully take up existing concrete floor and record any structure below: any original floor finish unearthed to be retained and assessed for suitability for relaying. New floor constructed in 100 limecrete floor slab (1:3 NHL5: RFG granules with reinforcement fibres) with tamped finish, on non-woven geotextile membrane, on 150 recycled foam glass granules, on non-woven geotextile membrane, on compacted existing earth subbase.

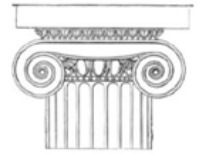
A02. Ground Floor Room 1 Chimney breast and hearth: Make good existing opening and render internally with fire cement: install new BR compliant stone hearth and <5kw wood burning stove and flue. Flexi-flue installed within existing flue and topped with black flue cap.

A03. Ground Floor Room 2 T7G vertical panelling: Install new painted* timber 22mm t&g cockbeaded vertical boarding to match profile of original (small sample still present to stairwell) and timber batons. *water-based heritage paint (farrow and ball/ Little Greene or equivalent).

A04. Ground Floor Room 2 Door: Existing C20 door and frame removed: reveal made good with lime plaster (see R02 for specification).

A06. Ground Floor Room 1 Mechanical Extract: Install new mechanical extract fan and vent to SE masonry wall (core drilled): vent pipe to travel vertically within garaging space and discharge to new tile vent to NW face of garage roof (at low level to obscure view from public and private access spaces).

A07. Bathroom/ Garaging. Existing C20 blockwork bathroom extension and associated timber store walling demolished and surfaces made good. New bathroom and garaging extension constructed as shown. Construction being: Floor (suspended timber) 22t&g floor-grade chipboard (ready to accept final decorative finish), on 100 PIR insulation board (joints taped to form VCL), on timber floor joists (pocketed into new blockwork walls; hung on joist hangers from heritage asset walls to reduce impact and allow for future reversion) with 50 PIR insulation between timbers. Walls: single skin 140 blockwork with insulation to walls



as shown, being 150 PIR insulation board (joints taped to form VCL), 25 low emissivity cavity (formed with tanalised timber battens) and 12.5 gypsum plasterboard and skim to accept final decoration. Ceiling/ store floor 22t&g floor grade chipboard, on 1200g polythene VCL, on 100 PIR board, on 100 PIR insulation board (joints taped to form VCL), on timber floor joists (pocketed into new blockwork walls; hung on joist hangers from heritage asset walls to reduce impact and allow for future reversion) with 50 PIR insulation between timbers.

A09. Front Porch. C20 timber porch carefully dismantled and carted away: existing block work (including lintel over door) repaired as R01. Existing tiled porch floor assessed for condition following demolition of porch and either retained or carefully removed to expose structure below.

A10. South West Wall: New below ground drainage installed along wall to reduce impact from water pressure against retaining wall structure: 600mm deep channel dugout against wall and 100dia perforated plastic drain (wrapped in geotextile membrane) installed, running to existing gulley; channel back filled with coarse aggregate and topped with gravel. Any repairs and repointing in accordance with R01 carried out prior to backfill.

A11. FF Room 1 Plinth wall: Existing timber plinth wall carefully removed and walls made good in accordance with R02. New timber partition wall and sliding door installed with painted* timber 22mm t&g cockbeaded vertical boarding to match profile of A03 to exposed faces. *water-based heritage paint (farrow and ball/ Little Greene or equiv). Door to be ledge and brace with cockbeaded panelling.

A12. FF Room 1 and 2 Floor: Plasterboard ceiling (to ground floor rooms) and batons carefully removed and carted away: Original timber floorboards carefully cleaned of C20 paints and wallpapers.

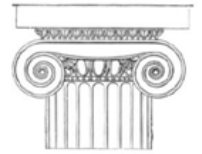
A13. FF Room 1 and 2 Ceiling Roof: Existing C21 PIR insulation board carefully removed and retained for re-installation (if feasible): Timber inspected for decay and treated as appropriate. Eaves repaired in accordance with R06. 50mm PIR insulation board installed between timbers and 50mm PIR insulation board below (seems taped to create VCL); 25mm services cavity under-cloaked with 12.5 gypsum plasterboard and skim (purlins to remain exposed). Purlins to be cleaned of C20/ C21 paint.

A14. Rainwater goods: Existing plastic rainwater goods replaced with round/ half round cast iron (black) rainwater goods; missing guttering and down pipes reinstated in black cast iron. Where required, metal rise and fall brackets replaced/ supplemented with new metal brackets to match existing.

A15. Bathroom soil vent pipe: Internal alterations to soil pipe to accommodate new bathroom location and layout: no change to external pipe or cowl.

2.3 Landscaping

With the exception of the installation of the new perforated land drain (A10) there are no proposals to alter the landscaping: Planting bed to be re-established following drainage works.



3.0 ACCESS STATEMENT

3.1 Site Access, Vehicle parking provision and disabled Access to the building:

The Proposals do not affect Site Access for pedestrians, vehicles or public access routes. Clear and unobstructed Access to the public footpaths and Cheddleton Flint mill shall be maintained through the construction process and thereafter.

The plans seek to provide 1nos vehicle garaging as detailed in 2.2

The property does not currently benefit from level access threshold or Part M compliant facilities: it is not deemed feasible or appropriate to make the alterations required to the historic building fabric to accommodate such measures.