Heritage Statement

Stocking Frame Knitters workshop - **1158277**

Official Historic England listing description:

Outbuilding with stocking workshop above, now part of a shop. C18 extended upwards in C19 and partly restored c1984. Coursed squared sandstone and red brick with sandstone dressings. Plain tile roof with brick gable stacks. Two storeys and two bays. Ground floor in sandstone with two doorcases on eastern side with later brick lean-to to north. Above the red brick workshop with two 3-light wide glazing bar casements to east side and similar fixed windows to west side. Flight of stone steps up to first floor door on north gable wall.

I am looking to obtain listed planning consent to renovate Keepers Cottage Holbrook De56 0ta, most significantly, the replacement of the top knitting windows. The property has been left vacant for several years, it requires significant renovation to become habitable and to uphold its historic significance. The property is intended to be a residential property which it has been previously for several years.

Below is a breakdown of the proposed work:

Feature	Description	Significance	Propose Works	Possible impact	Justification or Mitigation
Windows / doors	New timber windows, top knitting windows to remain single glazing, everything else double glazing	High	As per advice, for the main knitting windows - we are proposing timber windows, chamfered narrow 15mm glazing bards plain with chamfered profiles, single glazing. French doors, small window at the front and one window at the side of the house - timber windows, double glazing, 25mm horizontal glazing bars. Please refer to drawings for further detail.	Positive visual impact – current windows are extremely rotten and glass actively falling out	Needs replacement
Kitchen	New modern kitchen units	Low	Replacement of kitchen units / worktops. Following same layout as original kitchen.	None	New kitchen required as current kitchen isn't fit for purpose

Internal insulation	Building out walls to insulate as currently bare brick walls	Low	As per pre-application advice, internally insulate every external wall in the house, by dry-lining the walls with studwork and vapour barrier and then insert insulation between the studs and then plaster.	House needs insulating, which is necessary to increase the energy efficiency of the property. Currently no insulation whatsoever	Improved energy efficiency
Steel Lintel	New steel lintel above French doors required, as per your advice	Low	A structural engineer from Noamel Design has advised the following steel lintel: Beam Size: TWIN178x102x19 UB 150mm Wall Bearing Each side	Positive impact – structural integrity	Structural integrity
Replacement flooring	Downstairs – laminate Upstairs - carpets	Low	Downstairs – laminate Upstairs - carpets	Needs replacement, carpets will support warmth of house	New flooring required
Restoration of stairs	Reinforcing the wood on the stairs and replacing the spindles as they are too wide	Low	As per your advice – we are ensuring that the stairs are safe by reinforcing the wood and replacing spindles, so it meets building regulation	Safe staircase	Staircase needs to be made safe