

Heritage Statement

On behalf of:
Heyrose Property Group and Federal-Mogul

In respect of:
**Land at Hayfield Road
Chapel-en-le-Frith**

Date:
June 2012

Reference:
AT/13019-2/R001m



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Appendix 1 – Heritage Context Plan

1.0 Introduction

- 1.1 This statement is prepared on behalf of Heyrose Property Group and Federal-Mogul in respect of an application for full planning permission for the development of 160 residential units at land at Federal Mogul Works, Hayfields Road/Burrfields Road, Chapel-en-le-Frith.
- 1.2 The application site is located to the north of Chapel en-le-Frith on land to the west of Hayfield Road. The majority of the site is presently occupied by the Federal Mogul Works with the overall site area extending to an area of approximately 18.6 ha, with the application site extending to circa 4.9 ha.
- 1.3 The site is bounded by the A6 Bypass to the north, Hayfield Road and Burrfields Road to the east, Church Lane to the south and the Railway line embankment to the west. The site benefits from its strategic location along the A624 and A6 roundabout junction, which is the key route into Chapel-en-le-Frith and benefits from excellent transport links to Buxton and Whaley Bridge.
- 1.4 The site is bounded by residential to the east, rough mature landscape to the south, agricultural land to the far west beyond the Federal Mogul Plant and offices and low density housing to the north. Current access to the site is obtained via the A624 roundabout/Hayfield Road through a private access to the site.
- 1.5 Further details about the proposals are included within the Planning Statement and Design and Access Statement submitted with this application, these documents should be read in association with this document.
- 1.6 The statement assesses the application proposals in relation to the relevant statutory duties, including the Planning (Listed Buildings and Conservation Areas) Act (1990), the National Planning Policy Framework (NPPF) and the adopted regional and local policy documents including the Local Development Framework.
- 1.7 This statement has been prepared in light of the national policy held within the *NPPF*, which outlines that:

'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.' (Para 128)

- 1.8 Section 2.0 of this report highlights the heritage assets within the context of the proposal site, (as illustrated in **Appendix 1**: Heritage Context Plan). This is followed by Section 3.0 which outlines and discussed the relevant policies relating to the proposals. Section 4.0 assesses the significance of the identified heritage assets including an assessment of the character of the Chapel-en-le-Frith and Chapel Milton Conservation Areas.

- 1.9 Section 5.0 outlines the specific proposals and considers the impact of the proposals, if any, on the heritage assets identified. Finally Section 6.0 provides a summary of the proposals along with conclusions.

2.0 Defining the Heritage Assets

2.1 The NPPF defines a 'heritage asset' as:

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest.¹

2.2 Some possess a level of interest sufficient to be designated and this includes listed buildings and Conservation Areas and particular procedures apply to decisions that involve them.

2.3 Other heritage assets that are not designated but which are of heritage interest are a material planning consideration. Refer to *Appendix 1: Heritage Context Plan* for a full understanding of the heritage assets within the local area of the development site.

Historical Context

2.4 The Ferodo Factory site is located to the north east of Chapel en le Frith situated on the edge of the Peak District. Ferodo has been owned by Federal Mogul since 1998 and specialises in the manufacture of friction products and brake pads for a variety of vehicle types.

2.5 The company was originally founded by Herbert Frod (from which the name 'Ferodo' was derived) in 1897. In his travels through the Peak District, Frod noticed how farmers and carriers coped with getting their horse-drawn carts down steep hills. They used to fasten an old boot to the wooden brakes, giving them a better grip against the metal rims of the wheels.

2.6 Frod developed an idea and began his investigations in a wooden hut in the garden of his house in Combs in the High Peak area of Derbyshire and from a woven cotton friction material; Frod developed the brake lining business.

¹ Annexe 2: Glossary – National Planning Policy Framework (2012)

- 2.7 When Froad's patent specification was accepted in 1901, the Herbert Froad Company extended its activities and transferred the making of brake blocks to Manchester. The premises were situated at Green Street in Gorton and Froad is recorded to have employed a staff of three.
- 2.8 Some intensive advertising and promotion of his product ensued, demand increased and Froad realised that his existing accommodation and equipment could no longer meet the needs of the expanding business. Towards the end of 1902 he therefore took up the opportunity to occupy two old former cotton mills, Sovereign Mill and Howden Mill in Chapel en le Frith., the site of the present day Ferodo factory.
- 2.9 The greatly increased output of Ferodo materials during the period of the First World War was accompanied by improvements to the quality of the product and production techniques. The increase in demand ultimately led to plans to double the size of the premises from which the company was operating.
- 2.10 Late in 1924, plans were developed to construct a new boiler and power house, together with the present day main office block, and by 1928 the extensions were completed. In 1926 the Company became part of the Turner and Newall organisation and the outbreak of war in 1939 prompted a new period of growth and expansion. This is evidenced by an increase in staff levels from 700 in 1939, to 1,800 in 1946.
- 2.11 Following the war, yet another phase of expansion commenced and over a period of 3 years, almost five acres was added to the existing factory floorspace.
- 2.12 In 1946, work began on the new buildings. One block was devoted to the extended fan belt plant, and in another the whole of one lining section was re-sited and enlarged, and a considerable proportion of the building was devoted to re-housing the research divisions physical and chemical laboratories, its experimental production section, library and administrative offices. By mid 1949 these new premises were in full use.
- 2.13 By 1953 a further extension was completed, adding a further two acres of floorspace and making the site the largest single unit in the world devoted to the manufacture of brake linings and clutch facings.

- 2.14 It is recorded that overall, from the period 1941 to 1960, a vast amount of effort was diverted to the supply of friction material for use during the Second World War, including the development of friction material that would function under wet braking conditions for use in amphibious vehicles.
- 2.15 During the immediate post war years, the manufacturing and service facilities were considerably expanded. A new Research Division Centre was completed in 1958, which included the largest Test House for friction materials in the world.

Designated Heritage Assets

- 2.16 Whilst the development site itself does not contain any heritage assets (either designated or non-designated) it is sited immediately adjacent to the Chapel-en-le-Frith Conservation Area and can be considered to also have the potential to impact upon the setting of a number of listed buildings within this conservation area and others to the north of the site.

Chapel-en-le-Frith Conservation Area

- 2.17 The Chapel-en-le-Frith Conservation Area was designated in 1971 and its original boundary extended in 1994 and again in 2004. The current conservation area boundary encompasses the town centre and protects the significant elements of the town's historical evolution. The historic heart of the town is regarded as the market area and the surrounding environ.
- 2.18 The area benefits from a detailed Conservation Area Character Appraisal undertaken in 2008²; this has identified eight distinctive sub-areas making up the Conservation Area.
- 2.19 The Chapel Milton and Town End Conservation Areas are also established within the Chapel area. However, it is judged that they are of sufficient distance from the application site, and in particular where the key areas of development are located, so as not to warrant further consideration within this assessment.

² Chapel-en-le-Frith Conservation Areas Character Appraisal July 2008

Listed Buildings

2.20 A review of the site, its townscape, surroundings and topography has identified a number of listed buildings whose setting could be considered to be affected by the development site, these are identified below (see also *Appendix 1: Heritage Context Plan and Appendix 2 for complete listing descriptions*).

Name	Address	Grade	Date Listed	Last amendment
Stodhart Tunnel	Hayfield Road (east side) Chapel en le Frith, High Peak, Derbyshire	II*	03 September 1985	16 February 1987
Gateway to Stodhart Lodge	Hayfield Road (east side) Chapel en le Frith, High Peak, Derbyshire	II	12 April 1984	12 April 1984
Church of St Thomas of Canterbury	Market Place (north side) Chapel en le Frith, High Peak, Derbyshire	II*	21 April 1967	21 April 1967
Churchyard cross shaft at west end of south aisle	Church of St Thomas, Market Place (north side) Chapel en le Frith, High Peak, Derbyshire	II	21 April 1967	21 April 1967
Sundial in St Thomas' Churchyard	Market Place (north side) Chapel en le Frith, High Peak, Derbyshire	II	22 September 1978	12 April 1984
Gate piers and railings and gates to south of St Thomas Church	Market Place (north side) Chapel en le Frith, High Peak, Derbyshire	II	22 September 1978	12 April 1984
25 Market Place (north side)	Chapel en le Frith, High Peak, Derbyshire	II	22 September 1978	22 September 1978

Scheduled Ancient Monuments

2.21 In addition to the listed buildings as outlined above the site lies in the vicinity of two Scheduled Ancient Monuments (see also *Appendix 1: Heritage Context Plan*):

- Anglo Scandinavian high cross in the churchyard of St Thomas Becket Church
- Standing cross in the churchyard of St Thomas Becket Church

Non Designated Heritage Assets

- 2.22 It is apparent that High Peak Borough Council does not currently maintain a list of locally significant buildings. The Chapel-en-le-Frith Conservation Area Character Appraisal does however identify a number of buildings that contribute to the area, however no such identified buildings are sited within the vicinity of the application site.

3.0 Relevant Heritage Planning Policy Context

- 3.1 Development proposals for the application site will need to be considered in light of policy and guidance set out for historic buildings and areas. The statutory duties, national guidance, regional and local plan policies relevant to the proposals supported by this statement are briefly summarised below:

Statutory Duties

The Planning (Listed Buildings and Conservation Areas) Act 1990

- 3.2 With regard to applications for planning permission which may affect the setting of a statutory listed building, the Act outlines in Section 66 that:

's66(1) In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'

- 3.3 In the respect of conservation areas:

's.72(1) In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.'

National Guidance

National Planning Policy Framework, 2012

- 3.4 The National Planning Policy Framework (NPPF) was issued on 27 March 2012 and replaces PPS5. The NPPF provides a full statement of Government planning policies with regard to the protection of all heritage assets.

3.5 Additional detail is provided by the Historic Environment Planning Practice Guide (March 2010), which whilst published in support of PPS5 remains relevant. This provides further guidance on how the policies set out in the NPPF should be implemented.

3.6 Importantly the NPPF sets out the level of information that would be required in support of applications affecting heritage assets. Para 128 states:

'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.'

3.7 Paragraph 129 then sets out the assessment that an LPA should undertake when determining applications affecting heritage assets, and states:

'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.'

3.8 Paragraph 131 then confirms the issues that the LPA should take account of when determining the application; and states:

In determining planning applications, local planning authorities should take account of:

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- *the desirability of new development making a positive contribution to local*

character and distinctiveness.

- 3.9 With regard to applications affecting designated heritage assets, Paragraph 132 states:

'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting.'

- 3.10 The Historic Environment Planning Practice Guide gives further explanation on how setting can contribute to the significance of a heritage asset. It states that setting is often expressed by reference to visual considerations such as views of or from an asset, and spatial associations such as the historic relationship between places, and can therefore be wider than the curtilage of a building.

- 3.11 The Guide states that any development of change capable of affecting the significance of a heritage asset or people's experience of it can be considered as falling within its setting. The design of a development affecting the setting of a heritage asset may play an important part in determining the impact upon it. The scale, proportion, height, massing, alignment and use of materials can contribute to the setting, and therefore the significance, of an asset.

Local Policy and Guidance

High Peak Local Plan, March 2005

- 3.12 The *High Peak Local Plan* was adopted in March 2005. Under the *Planning and Compulsory Purchase Act 2004* a number of the policies contained within the Local Plan 2005 were initially "saved" for a period of 3 years, and again saved beyond 31st March 2008, until such time as they are superseded by the emerging *Development Plan Documents* of the Local Development Framework.

- 3.13 The "saved" Local Plan policies considered to be most relevant to the proposals,

relating to affect on heritage assets, are set out below.

- 3.14 Policy 20 (BC5) sets out that development within or directly affecting conservation areas will be required to preserve or enhance their character or appearance. It goes on to state that siting, design scale and external finishes of development must preserve or enhance this character. It also confirms that development will not normally be permitted if it would impair important open spaces, trees, street scenes and views into and out of conservation areas.
- 3.15 Policy 23 (BC8) makes reference to development which affects the setting of a listed building, it confirms that consent will not be permitted for development which would materially harm the setting of a listed building due to its materials, scale, size or siting.

Local Development Framework: Development Plan Documents: Core Strategy, 2010

- 3.16 In May 2012, it was resolved to cease the preparation of a Joint Core Strategy with Derbyshire Dales District Council and to take forward the Development Plan for High Peak as a single Local Plan. Adoption of an Interim Policy Statement is anticipated by April 2013. Therefore whilst work has been done on identifying and consulting on the Joint Core Strategy, the emerging Local Plan will incorporate more in terms of detailed policy guidance, site allocation and designations and must be tested for its soundness.

Supplementary Planning Documents, Guidance and Other

Chapel-en-le-Frith Conservation Area Appraisal

- 3.17 The Chapel-en-le-Frith Conservation Area was designated in 1971 and its original boundary extended in 1994 and again in 2004. The current conservation area boundary encompasses the town centre of Chapel and protects the significant elements of the town's historical evolution. The historic heart of the town is regarded as the market area and the surrounding environ.

Federal-Mogul Interim Planning Statement, May 2011

- 3.18 A material planning consideration, this document advises at paragraph 8.34 that all planning applications brought forward within the IPS area, which includes the application site, should be screened and accompanied by a heritage statement prepared in line with then PPS5, subsequently replaced by the NPPF. The need for the heritage assessment is to consider the proximity of the site to the Chapel-en-le-Frith Conservation Area, relevant heritage assets and matters of archaeology, the latter focusing on undeveloped areas of the site and the sites industrial heritage.

4.0 Assessment of Significance

Introduction

- 4.1 As outlined elsewhere within this assessment, whilst not physically impacting upon the identified heritage assets, the development proposal due to its siting within the townscape does have potential to impact upon the setting of a number of heritage assets.
- 4.2 This element of the report will assess the significance of each asset identified in order to allow an assessment of the impacts upon the identified significance to be completed at Section 5.0. The following assessments of significance are compiled from site survey, and archival research.

Designated Heritage Assets

Chapel-en-le-Frith Conservation Area

- 4.3 As outlined elsewhere within this assessment the Chapel-en-le-Frith Conservation Area was designated in 1971 with its original boundary extended in 1994 and again in 2004. The Chapel-en-le-Frith Conservation Area Appraisal was formally adopted by High Peak Borough Council in July 2008.
- 4.4 The boundary of the Conservation Area is drawn tightly around the centre of the town to include predominantly 18th and 19th century development, along with several medieval components. It also encompasses certain open spaces to the north and north west of the Church, these areas form a buffer between the historic core of the town and the later factory developments.

Context

- 4.5 The settlement of Chapel-en-le-Frith is located upon what was once the main route from Manchester to Buxton. Whilst this strategic significance has perhaps reduced during the later part of the 20th century following the by-passing of the town, it

remains as an important historical location.

- 4.6 High Peak Borough Council's Landscape Character Assessment³ identifies Chapel-en-le-Frith as an urban area lying within settled valley pastures. This landscape type surrounds the town and given its topography is visible from many vantage points within the town centre, ensuring the settlement remains engaged with its surroundings.
- 4.7 Although the town is situated in a broad valley, it is actually a hill town. Its contrasting features of the quiet narrow setted streets of the old town, and the busy main road of Market Street, together with the differing levels, gives rise to a varied character being experienced in differing areas of the conservation area.

History

- 4.8 The lands which are now occupied by the settlement were once part of a 40 square mile area bordered by the Rivers Goyt, Etherow, Derwent and Wye, covered by the Royal Forest. The 13th century saw this area of woodland used as a hunting ground by Norman Kings, and formed part of the ancient parish of Hope. Foresters in two areas were given permission in 1225 by the Earl of Derby to build a chapel in the Forest. Hence the origins of the town's name Chapel-en-le-Frith.
- 4.9 The chapel was built on the prominent site where the present church now stands, and was dedicated to Thomas Beckett. The settlement soon developed around the church and quickly became a centre of trade and government.
- 4.10 On inspection it is clear that this settlement pattern that developed during the Middle Ages still remains apparent today, albeit subject to many alterations to the architecture as fashions and detail designs have changed.
- 4.11 Stone is historically the main building material, and mullion windows and stone-slatted roofs remain being a characteristic of the High Peak area today. However taking into account the historical changes as outlined above whilst there is a uniformity of materials, changes in details has led to a vast array in the finish and size of stone

³ High Peak Borough Council Landscape Character SPD5 March 2006

door, window surrounds and their proportions.

Assessment of Significance

- 4.12 The assessment will now consider the significance of the component of the Conservation Area adjacent to the proposal site.
- 4.13 This northern edge of the Conservation Area is dominated by the Church of St. Thomas á Beckett , a grade II* listed building, first established in 1225. The present church, although located upon the same site, contains no remains of the original ancient chapel, being apparently rebuilt in the 14th century. It was again refashioned in 1733 by G. Platt of Rotherham and altered by Derbyshire and Smith in 1890-3.
- 4.14 To the immediate north of the Church is the adjacent church yard, this acts as a transition between the urban grain and the wider Pickford Meadow, and is thus a key open landscaped area within the conservation area contrasting with the adjacent built form.
- 4.15 To the south and west of the Church and its environs is the Market Place, this provides tangible evidence of the commerce and architectural development of the town.
- 4.16 The northern side of Market Place has a hard edge and is relatively narrow with dwelling houses and some commercial properties fronting the pavement, this is faced to the south by further enclosure through architecture. These hard edges and built form provide a dense and inward looking environment characteristic.
- 4.17 To the rear of the properties on the north side of Market Place, are a number of historic spaces based on the ancient medieval burgage plots and hidden from immediate view. Church Lane, a narrow alleyway, leads to a wide open space which runs adjacent to the Church providing views over the Church Yard.
- 4.18 Adjacent to the Churchyard and providing an interesting landscape environment is Pickford Meadow , this contrasts strongly with the urban grain of the Market Place and whilst crossed by a number of stone walls its has a comparatively open and

almost parkland character.

4.19 Access to this area from the south is via Church Lane and Roebuck Place, these are both historical unmade tracks that contain the northern and southern boundary of Pickford Meadow.

4.20 It is therefore concluded that the settlement of Chapel-en-le-Frith is of historic and aesthetic significance. The historic heart of the town incorporating the Church and Market Place is legible and retains a high level of significant and associated historic value.

4.21 Much of this significance is achieved by way of the survival of the historic plan form and arrangement of buildings and spaces, the origins of which date back to medieval times. This combined with the cohesion and organic nature of materials and architectural detail to both buildings and public realm ensure that Chapel reveals a significant townscape quality which contributes positively towards preserving and enhancing the character of the conservation area.

Listed Buildings

4.22 There are a number of listed buildings in the vicinity of the site, their significance will be briefly considered below.

Church of St Thomas of Canterbury

4.23 Whilst located on the site of an earlier chapel, the Church dates from the early 14th century, although refashioned in 1733 and later altered in 1890-93. Further alterations were undertaken in the 1970's with a substantial extension being added.

4.24 The building is constructed of gritstone, part rubble and part ashlar under lead roofs. There is a three stage tower to the west providing a focal point and verticality to the architecture, whilst the plan is of nave, with aisles and chancel.

4.25 The building holds significance on a number of levels. Its siting is significant as the site has been utilised for worship since the 13th century, forming the emphasis for

the development of the settlement. This long historical relationship also adds to the social significance of the site as being the focal point for the town, with the development to the south using the Church as an axial point.

- 4.26 The building also holds architectural significance as it remains as an example of the evolution of ecclesiastical architecture from the 18th to 20th centuries. The contrast in materials and designs allows the viewer to view the structure and interpret subtle changes as design and architecture evolved.

Gate Piers, Railings and Gates – St Thomas' Church

- 4.27 This asset consists of a pair of gate piers with gates. They date from the 18th and 19th centuries and are of local gritstone with cast iron detail. The piers are around 9 feet high, rectangular with moulded bases topped by heavy over-hanging cornice finished with ball finials. The gates are 19th century and formed of four principal vertical bars, with baluster finials set in rectangular frames.

- 4.28 The gates and piers have significance as forming part of the wider architectural piece associated with the church. This association provides a historic linkage, whilst there siting at the interface between the Church and the Market Place further acts as a historic townscape feature of significance illustrating the spatial relationship between church and settlement.

- 4.29 Their design and proportionality also holds significance as an example of the appreciation and execution of their designer and associated craftsmen, being an unspoilt example of 18th and 19th century workmanship.

Sundial in St Thomas' Churchyard

- 4.30 It is thought that this dates from the 18th century, it being completed in local gritstone. It is sited upon a circular stone base, with a rectangular stepped and chamfered pillar approximately three feet in height topped with a copper dial and scroll indicator.

- 4.31 This structure has historical significance as providing evidence of the means of telling

the time from the 18th century and would appear comparatively unaltered in its materials and execution.

Cross Shaft at West End of South Aisle (also Scheduled Ancient Monument)

- 4.32 It is thought that this cross pre-dates the Norman Conquest, and is completed in gritstone. It is approximately three feet in height and formed of a rectangular form set into a round base. There remains evidence of a heavily worn interlace design to all elevations. The listing description suggests that it was moved to its present location during the works to extend the church in 1975.
- 4.33 The piece holds significance as an artefact from the pre-Norman period, thus displaying fabric and decoration detail allowing the viewer to appreciate art and architecture of this period.

25 Market Place

- 4.34 It is suggested within the listed building description that the core of the property would appear to date from the 17th century; however as with the majority of properties in the Market Place it would appear to have been refaced in the 18th century with later 20th century fenestration alterations.
- 4.35 It is finished in coursed gritstone under a concrete tile roof, with brick gable stacks. The building extends over two storeys with basement and attic, with the principal south frontage having a three bay arrangement. The fenestration is 20th century with multiple lights, being a little heavy and overbearing. However to the rear the arrangement is more in keeping with the buildings period having simple lights and mullions.
- 4.36 The building has significance on a number of differing themes. It would appear that certain 17th century internal elements remain giving the fabric and design significance, equally the building has wider social and architectural value as part of the group of properties bordering Market Place.

Stodhart Tunnel

4.37 The tunnel entrance dates from 1796 and is attributed to the engineer Benjamin Outram, engineer to the Peak Forest Tramway. The portal is of rock faced gritstone whilst the tunnel extends some 200 yards into the hill, also finished in a rock faced stone.

4.38 It has significance on as a remaining element of the industrial revolution in the area providing historical and architectural evidence of the mechanisation of trade in this location. In addition its attribution to a nationally renowned canal engineer increases its importance and wider significance as an example of the engineer's skill in completing substantial works in the late 18th century.

Gateway to Stodhart Lodge

4.39 The gateway is completed of rock faced gritstone with ashlar dressings and pilasters to either side. It is around twelve feet wide and fifteen feet in height with a centrally sited pointed doorway, with stone panel inscribed Stodhart above. The listing description suggests a date of around 1898 for its execution.

4.40 The structure forms part of the wider group of buildings associated with Stodhart Lodge and thus has significance as a component of a 19th century group of structures. It has a simple yet imposing and ostentatious form which contrasts with the surrounding simplicity of design and scale.

Scheduled Ancient Monuments

4.41 There are two Scheduled Ancient Monuments in the vicinity of the site, their significance will be briefly considered below.

Cross Shaft at West End of South Aisle (also Listed Building)

4.42 The significance of this historical asset is already considered in detail above.

Anglo Scandinavian high cross in the churchyard of St Thomas Becket Church

4.43 High crosses were erected in a variety of locations in the eighth, ninth and tenth

centuries. They served a variety of functions, some being associated with established churches and monasteries and playing a role in religious services, some acting as cenotaphs or marking burial places, and others marking routes or boundaries and acting as meeting places for local communities. There are fewer than 50 high crosses surviving in England and this is likely to represent only a small proportion of those originally erected.

- 4.44 The monument is an example of a late ninth or tenth century high cross, comprising a rectangular sectioned gritstone shaft mortared into a modern red sandstone socket. The shaft tapers towards both top and bottom and is broken just below the missing cross head leaving a fragment of a collar consisting of a wide ribbon of flat-band moulding. The shaft is very similar in all respects to the Anglo Scandinavian cross in Bakewell churchyard suggesting it was completed by the same mason.
- 4.45 The cross is not in its original location but was apparently moved from beside the Eccles Road between Chapel en le Frith and Whaley Bridge.
- 4.46 The cross holds significance as a surviving example of a High Cross, which whilst relocated provides historical, architectural and evidential evidence of the 9th or 10th centuries.

5.0 Assessment of Impact

- 5.1 This section will outline the proposed works which form the basis of this application and then assess the impacts of these proposals upon the identified significance of the heritage assets.

Scope of Work Proposed

- 5.2 The proposal seeks full planning permission for the development of 160 residential units on land at Hayfields Road/Burrfields Road, Chapel-en-le-Frith. The proposal includes development of the residential properties along with associated access and landscaping works.

Assessment of Impacts

- 5.3 The report will now consider the potential impacts associated with the areas of proposed works as identified above. In order to avoid duplication within this assessment the heritage assets will be grouped into three groups to allow consideration.

1. Chapel-en-le-Frith Conservation Area
2. Church and Market Place Group (Listed Buildings and SAM).
3. Stodhart Lodge Group (Listed Buildings)

Chapel-en-le-Frith Conservation Area

- 5.4 The development site is situated to the immediate north of the Conservation Area, the area presently being occupied by substantial industrial premises, with boundary treatments incorporating modern fencing.
- 5.5 The area within the conservation area most closely located to the development site is occupied by a comparatively recent extension to the graveyard, being characterised by open aspects bounded by mature landscaping to the north.

- 5.6 The spatial relationship between the site and the conservation area is characterised by substantive areas of natural vegetation and tree coverage. This coverage means that any visual or aesthetic relationship between the site and the conservation area is very limited and where applicable is through glimpsed views.
- 5.7 This assessment is supported by the plans within the Chapel-en-le-Frith Conservation Area Appraisal (2008)⁴, which confirms that glimpsed views are achieved from Pickford Meadow to Church Lane, but there is little scope for such views to extend beyond Church Lane to the north east.
- 5.8 The densely developed factory site contrasts sharply with the more open aspect of Pickford Meadow and the churchyard extension. Whilst the belt of landscaping as noted above minimises any direct relationship, the proximity of the industrial use provides a direct and somewhat jarring contrast to the character of the conservation area where glimpsed.
- 5.9 As noted within the NPPF the setting of a heritage asset is not fixed and instead may change as the asset and its surroundings evolve⁵, equally it is confirmed within English Heritage's guidance regarding setting⁶ that factors such as noise and odour can be considered an element of the assets setting.
- 5.10 The industrial use immediately adjacent to the conservation area therefore impacts upon its setting with the characteristic of the industrial use often being appreciable when viewers are within the conservation area, these issues potentially having a negative impact upon its setting.
- 5.11 The proposed works form part of the sites continuing evolution and thus a further development of the setting of the heritage asset. The proposals for the site will therefore have a limited aesthetic relationship to the conservation area.
- 5.12 The smaller low key scale of the residential development will ensure that visual linkages are limited and instead allow the existing vegetation and landscape features to remain the dominant landscape characteristic of the area, retaining as the

⁴ Chapel-en-le-Frith Conservation Area Appraisal (2008) - Map 10 – Page 36

⁵ NPPF Annex 2: Glossary

⁶ The Setting of Heritage Assets – English Heritage (2011)

interface between the spaces.

- 5.13 The replacement of the substantial industrial use with smaller more diverse residential developments, whilst enjoying little spatial and aesthetic relationship to the conservation area, will enhance its setting reducing potential for noise and odour which could be associated with the existing use. It is also noted the investment and modernisation of the factory will in itself reduce the current amount of noise and odour.
- 5.14 Taking note of the above assessment it is considered that the proposed development will have a positive impact upon the setting of the Chapel-en-le-Frith Conservation Area.

Church and Market Place Group (Listed Buildings and SAM).

- 5.15 These heritage assets are grouped to the north of the Market Place, incorporating the church and its associated features within the immediate graveyard setting.
- 5.16 Due to the topography and natural landscape features as noted elsewhere within this report there is a very limited relationship between the development site and these assets, with any potential impact being limited to the Church and its graveyard.
- 5.17 As noted the boundary between the Church and the development site is densely vegetated and this combined with trees within the graveyard and the wider topography make any visual relationship extremely limited. This is limited to glimpsed views of the industrial structures along with low key levels of noise associated with the processes completed on site.
- 5.18 The removal of the existing industrial buildings and their replacement with buildings of a smaller scale and mass will reduce the scope for any impact on the visual setting of the listed building, enhancing the scale and structure of the boundary and ensuring that any glimpsed views are to smaller structures with more mannered architecture taking a theme and design from the vernacular of the town.
- 5.19 It is therefore considered that the proposal will have a positive impact upon the

setting of the heritage assets.

Stodhart Lodge Group (Listed Buildings)

- 5.20 These assets are located a substantial distance to the north west of the development site, taking note of the topography and arrangement of the site and environs it is concluded that the works do not have the potential to affect the setting of these heritage assets.

6.0 Conclusions

- 6.1 This assessment identifies and assesses the significance of the heritage assets which have the scope to be affected by these development proposals. This process has been undertaken above and the associated impacts of the proposals considered in detail.
- 6.2 The designated heritage assets within the context of the application site form part of the wider townscape of Chapel-en-le-Frith. This is a townscape which has experienced change over time as its economic and social basis has developed.
- 6.3 The existing relationship between the heritage assets and the development site is extremely limited. Whilst spatially they are closely related, the combination of topography and landscape features means that any visual relationship is via glimpsed views only.
- 6.4 The application proposals present the opportunity to replace an existing industrial use which is immediately adjacent to the conservation area and impacts upon its setting with a residential development scheme of considerably smaller scale and mass, incorporating design themes and materials which take a note from the surrounding vernacular.
- 6.5 The proposals will enhance this setting relationship as the substantial reduction in building mass and density will retain existing views, within the setting of the heritage assets and make a positive contribution to their significance. The significance of the heritage assets will be enhanced through this change.
- 6.6 This assessment concludes that the proposals will enhance the setting of the conservation area, scheduled ancient monuments and listed buildings. Taking note of this the proposals are in accordance with the requirements of Paragraphs 131 and 132 of the NPPF along with Policies 20 (BC5) and 23 (BC8) of the High Peak Local Plan
- 6.7 In conclusion, the proposals therefore meet the statutory duties under the *1990 Act*, the objectives of the *NPPF* and local policies and guidance as set out in the adopted

High Peak Local Plan. It is therefore concluded that the proposal is in accordance with adopted local and national policy and thus should be approved.