HPK/2013/0263
HIGH PEAK
15 MAY 2013
BOROUGH COUNCIL

Heritage Statement

1. Identifying The Heritage Asset

Listed Buildings are heritage assets in their own right, therefore identification is not difficult. Planning permission and LBC has been granted for conversion of some of the outbuildings to residential; work has been carried out in accordance with those consents.

The listing descriptions for buildings forming the group are as follows:

BOWDEN HALL

BOWDEN HALL, BOWDEN LANE (south side)
CHAPEL EN LE FRITH, HIGH PEAK, DERBYSHIRE
Date listed: 25 October 1951
Date of last amendment: 25 October 1951
Grade II

SK 08 SETOWN OF CHAPEL-EN-LE-FRITH BOWDEN LANE4/5(South Side) Hall GV II

House, c1844. Architect - Richard Lane of Manchester. Gritstone ashlar. Slate roofs with leaded ridges. Elaborately banded and chamfered stone side wall and ridge stacks. Moulded stone coping to gables. Two storeys, plus attics, three bays, in Tudor Gothic style. South elevation - double gabled facade with central advanced two storey gabled porch. Four-centred arched doorcase in porch with deeply chamfered surround. Moulded dripmould over, continued to side to form stringcourse. Quadripartite vault with central foliate boss. Similar inner doorcase with glazed double doors with cusped tracery panels. Fanlight with similar style tracery over. To east, tripartite window with margin light sashes and dripmould over. To west, canted bay window with similar sashes on three sides. Low parapet wall with moulded copings over. Above, in porch, four-centred arched, 2-light window with dripmould. Margin-light sashes. Similar flat headed window to east and two similar to west. In east gable, a blank plaque; in west gable, single light window. To extreme east, a later extension in sympathetic style. Interior in same style - cast iron cusped baluster staircase. Fireplace with 4-centred arch and cusped panels to sides.

CARTSHED
Date listed: 21 April 1967
Date of last amendment: 12 April 1984
Grade II

SK 08 SETOWN OF CHAPEL-EN-LE-FRITHBOWDEN LANE4/8(South Side)

Cartshed, now disused. CI8. Coursed gritstone rubble with quoins. Hipped stone slate roof with stone ridges. Single storey, three bays. Open arcade to east side with two large square piers on massive stone bases. Timber lintels. Other walls blank. Roof timbers incorporate some reused crucks.

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OUTBUILDING

OUTBUILDING TO NORTH WEST OF BOWDEN HALL, BOWDEN LANE (south side)
CHAPEL EN LE FRITH, HIGH PEAK, DERBYSHIRE

Date listed: 21 April 1967
Date of last amendment: 12 April 1984
Grade II

SK 08 SE TOWN OF CHAPEL-EN-LE-FRITH BOWDEN LANE 4/9 (South Side)

Outbuilding. C18. Coursed gristone rubble with quoins. Hipped stone slate roof with stone ridges. Central stone ridge stack with decorative bands. Two storeys, two bay. West elevation to road - two 3-light recessed and chamfered,mullioned and transomed,windows. Above two low 3-light recessed and chamfered mullion windows with leaded lights. East elevation has two doorcases with large flush jambs, lintels and imposts. Plank doors. Cantilevered stone staircase to central door above. Also with plank door. Interior - ovolo moulded beams to ground floor. Remains of bread ovens. Roof timbers mostly C20.

STABLING

Location: STABLING AT BOWDEN HALL, BOWDEN LANE (south side)
CHAPEL EN LE FRITH, HIGH PEAK, DERBYSHIRE

Date listed: 21 April 1967
Date of last amendment: 21 April 1967
Grade II

SK 08 SETOWN OF CHAPEL-EN-LE-FRITHBOWDEN LANE4/7(South Side)

Stable block. Early CI9. coursed, squared, gritstone. Ashlar dressings and rusticated quoins. Hipped slate roof with leaded side ridges and stone top ridge. Stone ridge stacks with decorative bands. Off-centre bellcote, domed top with ball and steeple finial, set on four thin wooden posts. Three storeys, L-plan, five bays. West elevation - four window range with advanced northern bay. Main range has five blocked rectangular openings with inset semi-ovoid windows. Small pane fenestration. Between southernmost windows, a high doorcase with quoin surround. Plank door with plain fanlight over. Similar, smaller door between northermost windows. Set slightly off-centre double plank doors in segmentally headed arch. Rising from all but middle window, four partly blind openings. Small paned fixed windows in top of openings, except one which has glazed door. Above, four small paned windows. Centrally placed clock face with chamfered stone surround just below eaves. Northern bay has blank west wall. considerable quantity of original bottle glass survives in the windows.

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Figure 1 North elevation 2007

The listing does not mention the C20th works or the removal of the NW wing (It is thought that this alteration was undertaken in the 1960s and the listing has not been revised since the early 1950s). Although part of the whole, and the development of the Hall through time, it is not considered that the C20th works are as significant a part of the asset as other, original elements, and if works are proposed, this part of the listed entity would be the least susceptible to harm. The extent of change in the particular area in the NW corner is evident from photos and drawings. Figure 1 is the existing N elevation, the former wing's removal has left scarring/uneven weathering in the stone work. Figure 2 shows a part of a survey thought to have been commissioned in early/mid C20th prior to the works taking place. Figure 3 shows the current arrangement.

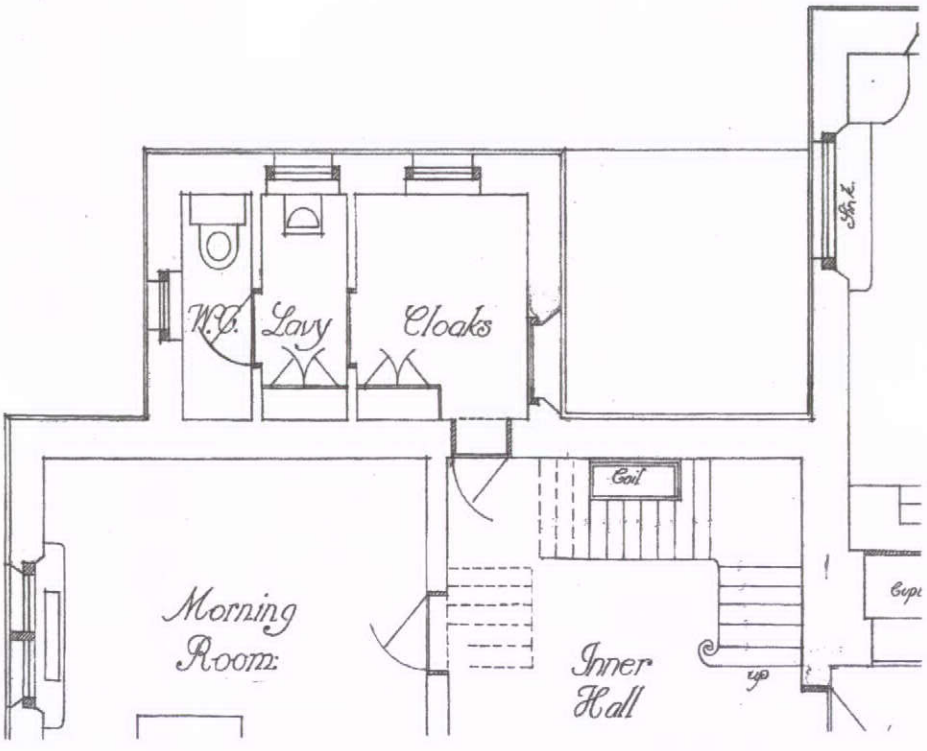


Figure 2 Early C20th GF Plan (pt)

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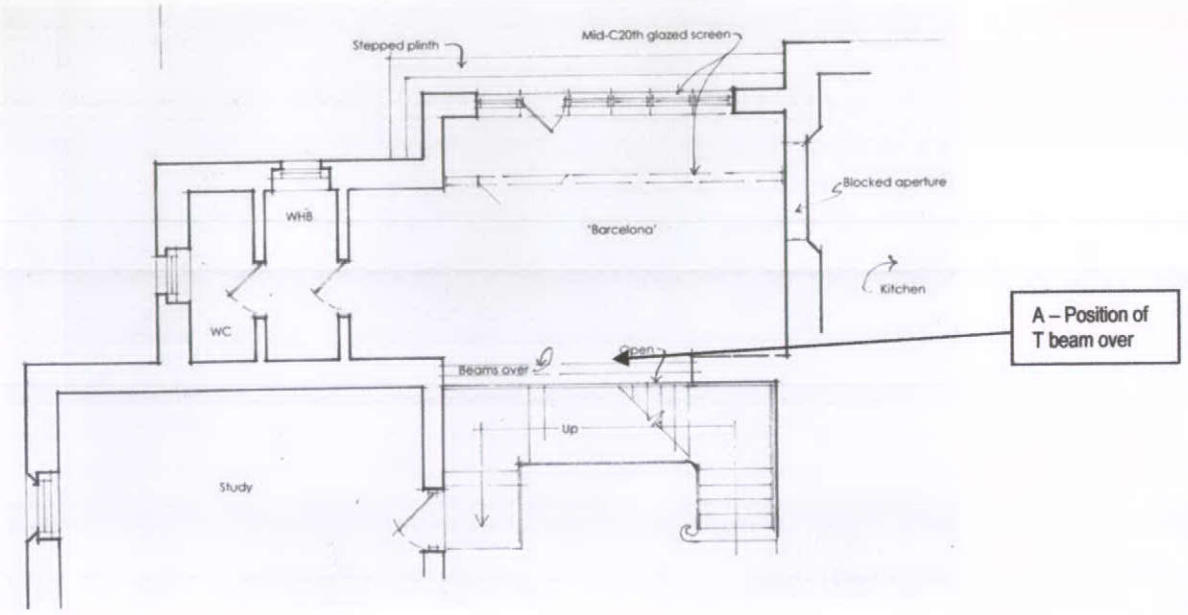


Figure 3 Current GF Plan (pt)

Whereas the walling is in stone, and in keeping with the Hall, the roof of this section is reinforced concrete from mid-C20th, and of little heritage value in its own right. It was the original intention to remove this and restate the original 2 storey wing. However, not only is the roof a composite structure, a large 'T' beam is located across the front of the aperture beneath the stairs (see A above) which also supports the tracery stair window above. Its removal would run the risk of being catastrophic, so it has been decided to leave well alone.

The proposal is as shown on the submitted plans; in fabric terms it involves reordering the ground floor layout, installing a ramp and steps (in timber), replacing the screen window to the north elevation with an oak frame (to detail), punching a hole through the concrete roof to accommodate the lift shaft, making an opening in the (C20th) walling at first floor, installing a lift and shaft and reordering one room on the first floor, currently accommodating the C20th wc, bathroom and shower. The lift and ramp are to be demountable when no longer required, and the hole in the roof will be reversible – i.e. concrete is concrete.

It is considered that this will effect the minimum amount of harm, overall, to the listed entity.

Policy/Practice Consideration

Planning Policy Statement No 5 *Planning for the Historic Environment - Historic Environment Planning Practice Guide* (2010) states the following:

(When considering addition and alterations to Heritage Assets)

General points

178. The main issues to consider in proposals for additions to heritage assets, including new development in conservation areas, are proportion, height, massing, bulk, use of materials, use, relationship with adjacent assets, alignment and treatment of setting. Replicating a particular style may be less important, though there are circumstances when it may be

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appropriate. It would not normally be acceptable for new work to dominate the original asset or its setting in either scale, material or as a result of its siting. Assessment of an asset's significance and its relationship to its setting will usually suggest the forms of extension that might be appropriate.

179. The fabric will always be an important part of the asset's significance. Retention of as much historic fabric as possible is therefore a fundamental part of any good alteration or conversion, together with the use of appropriate materials and methods of repair. It is not appropriate to sacrifice old work simply to accommodate the new.

180. The junction between new work and the existing fabric needs particular attention, both for its impact on the significance of the existing asset and the impact on the contribution of its setting. Where possible it is preferable for new work to be reversible, so that changes can be undone without harm to historic fabric. However, reversibility alone does not justify alteration. If alteration is justified on other grounds then reversible alteration is preferable to non-reversible. New openings need to be considered in the context of the architectural and historic significance of that part of the asset. Where new work or additions make elements with significance redundant, such as doors or decorative features, there is likely to be less impact on the asset's aesthetic, historic or evidential value if they are left in place.

It is considered that the proposals accord in detail and in general with this advice.

Summary Conclusions

The Hall and group are listed Grade 2 and constitute a heritage asset in their own right. The grounds are perfectly adequate for the setting of the asset, and recent LBC/planning permission for changes to the other listed elements are in keeping. The wider parkland grounds are part of the historic entity, but have been grazed on licence for many years and managed as grassland in that manner, to the benefit of the whole.

Change where it has occurred had been largely organic, although more intense, it is suggested, in the latter half of the C20th. The area of the building around the NW wing has been the subject of quite drastic intervention in this period, the majority of the form and fabric is either C20th or local/original material reclaimed and reused at that point. In detail, whereas materials and proportions of this element are not discordant the C20th screen glazing to the N elevation is incongruous in its design and appearance, and structural interventions are unsubtle. The heritage value of this part of the asset is much less than the remainder or the whole.

Proposals would constitute less than substantial harm to the historic asset.

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