

Heritage Impact Assessment for Lower Lane, Chinley

An assessment of the impact on
designated heritage assets of
proposals for a development of
new dwellings on land adjacent
to White Hall, Whitehough

January 2014

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Ltd
for Ms E Astall



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Lower Lane, Chinley:

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1. Introduction

- 1.1 This heritage impact assessment has been prepared by Creative Heritage Consultants Ltd, for Ms Elizabeth Astall.
- 1.2 It has been prepared to be read in conjunction with the Planning Design & Access Statement, architectural drawings and other documentation prepared by Parr Associates, which together comprise a planning application for consent to develop land off Lower Lane, Chinley for residential use. The process of developing the design and this heritage impact assessment has been an iterative one; as a consequence there may be some inconsistencies between this statement and the final application scheme. For the avoidance of doubt, the drawings submitted with the application (rather than those incorporated into this document) are the definitive ones.
- 1.3 The purpose of the assessment is to assist the planning authority in considering the impact of the proposals on the setting of the adjacent White Hall mansion house, which is a grade 2 listed building, and their affect on the significance of the Chinley & Whitehough Conservation Area within which the site lies.

2. Planning policy

National Planning Policy Framework (NPPF)

- 2.1 The NPPF was introduced in March 2012, replacing all other national planning policy. It states the purpose of planning as being 'to contribute to the achievement of sustainable development'¹, acknowledging that the planning system must respond to the three dimensions of sustainable development: economic, social and environmental. The latter includes 'contributing to protecting and enhancing our natural, built and historic environment'².
- 2.2 The NPPF continues to place weight on local planning policy including existing Local Plans, in so far as they are consistent with the NPPF itself, and emerging new Core Strategies / Local Plans. The starting point for Local Plans is stated as to 'meet the objectively assessed needs (of all kinds) unless adverse impacts of doing so would significantly and demonstrably outweigh the benefits.'³
- 2.3 In accordance with paragraph 128 of the NPPF, High Peak Borough Council planning authority requires planning applicants to describe the significance of any heritage assets affected by planning proposals and evaluate the impact on them, identifying appropriate design and other mitigation measures to ensure that they are not adversely affected. This heritage impact assessment is intended to fulfil this requirement.
- 2.4 A 'core planning principle' of the NPPF is that planning should 'conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'⁴. 'Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting'.

¹ National Planning Policy Framework, March 2012, paragraph 6

² National Planning Policy Framework, March 2012, paragraph 7

³ National Planning Policy Framework, March 2012, paragraph 14

⁴ National Planning Policy Framework, March 2012, paragraph 17

Superseded Planning Policy Statement no 5 (PPS5):

Planning for Historic Environment - relevant policy guidance

- 2.5 In the absence of new guidance to substantiate or interpret the policies in the NPPF, this Historic Environment Planning Practice Guide published by DCMS, DCLG and English Heritage continues to provide useful advice regarding the steps that should be taken to understand the potential impact of proposals on the fabric or setting of heritage assets in the vicinity of the development. The guidance states that the level of thoroughness of the impact assessment should be 'proportionate' to the relative importance of the asset. The guidance has informed this heritage impact assessment.

High Peak Borough Council Local Plan (adopted 31 March 2005)

Policies from the 2005 local plan (saved as at March 2008) include:

2.6 Settings of Listed Buildings:

Section 4.28 states *"The setting of a Listed Building is an essential part of its character. Historic buildings can lose much of their interest and townscape value if they become isolated from their surroundings, for example by a new road, car park or other development. Often the setting of a Listed Building owes much to its place in a group of buildings and the spaces between them in the overall street scene. These areas require careful appraisal in considering development proposals"*

2.7 Policy BC8: Settings of Listed Buildings

"Planning Permission will not be granted for development which would materially harm the setting of a Listed Building in terms of its special architectural or historic character due to its use, scale, size, siting, detailed design, external appearance or illumination".

High Peak Borough Council Emerging Local Plan

- 2.8 The replacement Local Plan has been in preparation for some time and is not yet in its final form. The policies within it will be required to align with the National Planning Policy Framework if it is to be found Sound at Examination. The preferred option contains the following draft policy:

2.9 Policy EQ6: Built and Historic Environment

"The Council will safeguard and enhance the built and historic environment, areas of historic landscape character and interests of acknowledged importance and will ensure that development proposals contribute positively to the character of the built and historic environment. Particular protection will be given to designated heritage assets including Listed Buildings, Conservation Areas including their setting, Historic Parks and Gardens, Scheduled Ancient Monuments, Archaeological Sites or heritage features, Heritage trees and woodlands.

This will be achieved by ensuring that development proposals affecting heritage assets are assessed so as to minimise the impact on their significance. The Council will require all works proposed to heritage assets, or sites with the potential to include assets, to be informed by a level of historical, architectural and archaeological evidence proportionate to their significance."

3. Proposal site and surroundings

Development site

- 3.1 The site is located on the south side of Lower Lane (the B6062), less than half a mile to the west of the centre of Chinley village. The 'development site' area contained within the red line of the planning application extends 60m to the south of the road and is presently open green space.

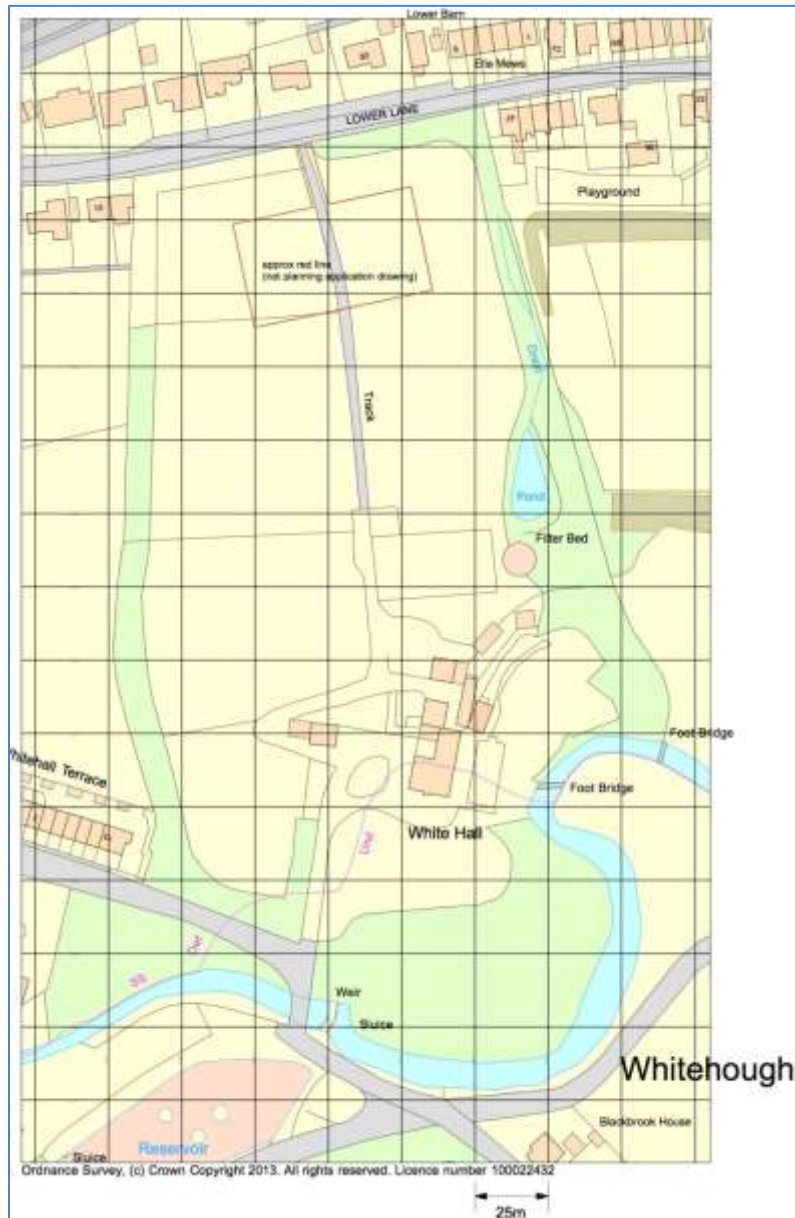


Fig 1 Site location plan from 1:1250 Ordnance Survey; reproduced not to scale
(Ordnance Survey, Crown Copyright. All rights reserved. Licence no 100022432)

- 3.2 The site boundary along the back of pavement is a rubble gritstone wall approximately 1.2m in height, with a crenelated coping, behind which is a broad margin of mature deciduous trees, predominantly horse chestnut, beech and sycamore. The road frontage measures approximately 120m, broken roughly half way along by a recessed entrance, where the boundary wall (in coursed gritstone with a continuous, chamfered coping) S-curves to meet stone gateposts with pyramidal caps.

- 3.3 The entrance gives access to White Hall, approximately 200m to the south, by means of a straight driveway which strikes across the field at right angles to the road. The driveway is fenced on both sides, as the land is used as a grazing paddock for horses. The site gently slopes for the first 130 metres, and then drops more dramatically into the valley of a fast flowing river - Black Brook. Nestled in the valley bottom is the listed mansion house known as White Hall, with associated outbuildings and a horse ménage. Only the hipped roof of the Hall can be seen from the road, the upper part of the rear of the house being obscured by the ancillary buildings and a screen of trees surrounding the ménage area, the lower part being hidden by the topography. (See figures 4 and 5 below.)
- 3.4 The field boundaries to the east and west are also formed of stone walls with a margin of mature trees. The western boundary marks the extent of the Chinley and Whitehough Conservation Area, which covers the entire site and land to the south as far as the A6 on the far side of the hamlet of Whitehough, over 1km away. The northern boundary of the Conservation Area runs along Lower Lane, and the development site thus forms the north westernmost corner of the Conservation Area (see Conservation Area map at Appendix 2.)
- 3.5 A shallow stream or ditch runs southwards along the eastern boundary of the field, and has been dammed to form a pond through which the stream runs before discharging into the Black Brook. The pond is hidden by trees and has not been inspected as part of this assessment.



Fig 2 View west along Lower Lane, towards the site on the left



Fig 3 View from the site entrance looking west further along Lower lane



Fig 4 Entrance into the site, looking south towards the drop in the land below which nestles White Hall



Fig 5 Driveway fenced both sides from part way into site, looking towards White Hall

General surroundings

- 3.6 The site adjoins open countryside with distant views of the Derbyshire hills in all directions. It is designated as open green space in the emerging Local Plan and lies adjoining but outside the Chinley Built Up Area Boundary, although the actual built up area continues westwards along Lower Lane.
- 3.7 Lower Lane links Chinley to Buxworth, a few miles to the west. The site forms a break in development on the south side of the road between Chinley and the hamlet of Leaden Knowle. Properties immediately to the Chinley side of the site are stone built Victorian terraces, as shown in figure 2 above. They are built close to the back of pavement, with small gardens behind low stone boundary walls. On the opposite side of the road, however, ribbon development extends well beyond the site, in the form of 1970s detached bungalows set back from the road with driveways, car parking and small gardens (see figure 3 and figure 7). These properties adjoin the boundary of the Chinley and Whitehough Conservation Area but lie outside it.
- 3.8 Behind the Victorian terraces, to the east of the site, is Chinley Sports Ground, laid out as two grassed football pitches, but not visible from the site due to the margin of trees.
- 3.9 Beyond the site, further west along Lower Lane, are more stone built terraced and detached properties of various periods, set close to the pavement edge. (See figure 6 below).



Fig 6 Stone built traditional properties close to the pavement edge along Lower Lane to the west of the site (the tree and crenelated wall indicate the western edge of the site)



Fig 7 One of several 1970s detached bungalows on the north side of Lower Lane, which presently enjoy views south to open countryside beyond the development site and White Hall

- 3.10 White Hall is hardly visible from the development site due to the lie of the land, which drops dramatically and 'folds' so that the building and its associated outbuildings are nestled in a natural bowl, with a grassed embankment sheltering them on the north side. (See figure 5.)
- 3.11 The Hall dates from the early nineteenth century and is built of gritstone ashlar, two storeys high under a hipped slate roof with leaded ridges and two substantial chimney stacks with many tall terracotta pots. It has two principal 'fronts', facing the garden (to the south and east) and a 'secondary front' on the west side looking over its main entrance drive (which comes from the south).



Fig 8 White Hall - south elevation with porch, and west elevation facing turning circle



Fig 9 Outbuildings to the rear of White Hall, with crenelated service wing on the left

- 3.12 The driveway takes a 'switchback' route up the embankment to give access to a collection of contemporary and more recent ancillary buildings, including a Gothick style two storey service block with crenelated parapets, a detached stone built barn and modern timber stables. The ménage area with its floodlighting standards is also accessed from the driveway, which then continues north to Lower Lane, as previously described. The Lower Lane gateway and drive is used by third parties accessing the stables, paddock and horse exercise area; residents of White Hall access the property from the south.



Fig 10 'Panorama' view from the switchback drive, looking west towards the secondary front of White Hall (far right of centre) and north towards the development site, to the left

Heritage assets that may be affected by the proposals

3.13 The 'heritage assets' that may be affected by this proposal are as follows:

- The grade 2 listed White Hall 150m to the south of the development site
- The Chinley and Whitehough Conservation Area within which the development site is situated



Fig 11 White Hall (grade 2 listed, south front, from the south entrance gateway (the gateposts are also listed, independently from the Hall))



Fig 12: Chinley & Whitehough Conservation Area encompasses the predominantly Victorian core of Chinley village, the older hamlet of Whitehough and the green space between them. This view shows the fusion of the open and built up areas, with the development site (indicated by the trees behind the white van) at the end of Chinley village

4. History of Chinley, Whitehough and White Hall

- 4.1 The National Planning Policy Framework requires only that an assessment of the heritage assets likely to be affected by a development is undertaken to a level 'proportionate' to the significance of those assets and the scale of the development and likely impact. In this context, a brief overview of the history of the area will suffice.
- 4.2 Chinley and Whitehough developed as rural settlements with a predominantly agricultural economy until the mid nineteenth century. Sheep grazing supported a small 'cottage' woollen industry, and there was small scale quarrying for building stone. In 1797, a tramway was constructed through the Black Brook Valley to carry limestone from the quarries near Buxton to the canal basin at Bugsworth. Black Brook, a fast flowing stream, was harnessed to power mills, with textile processing and then paper being manufactured here. The paper mill was converted into a bleach and dye works in the twentieth century. This has been superseded by a PVC plant, which stands a little downstream.
- 4.3 Whitehough, the older settlement, comprises a small hamlet of 17th century cottages around an Elizabethan manor house. This is now the Old Hall public house, whilst a second pub dating from around the same period, has recently reverted to its original name, 'Paper Mill Inn'. The latter was so called due to its proximity to the paper mill in the Black Brook valley (which itself has also been known as 'Whitehall Mill' in the past). For decades however, the Paper Mill Inn took the name 'The Oddfellows' on account of its use as the meeting place of the Oddfellows Friendly Society from 1830 until 1970.

- 4.4 Chinley grew from the mid nineteenth century with the arrival of the railway, being positioned on the Midland Railway line between Derby and Manchester which opened in 1866. When a second line to Sheffield was constructed, Chinley became an important junction, gaining the substantial, if perhaps architecturally misplaced, Princes Hotel to accommodate passengers who had to stop over when changing trains.



Fig 13 Chinley Station (second site) May 1938



Fig 14: The Princes Hotel (now Squirrels apartments)(© Dave Dunford)

- 4.5 Over time, Chinley has grown substantially, both as an industrial settlement based around the textile industry, and as a commuter village. Its population is however only around 2,000.
- 4.6 White Hall was built in the early nineteenth century and is associated with the Black Brook paper mill, being formerly occupied by one of the owners of the mill. Its garden is dominated by the sound of the brook, which tumbles over a beautifully crafted stone built weir close to the entrance to the Hall grounds, to the south of the house. The significance of the building relates primarily to its architectural quality, although its historical associations with the industrialisation of the village are also important. The listing citation at appendix 1 describes the external elevations (the two 'fronts' to the south and east), the Ionic columned porch to the south front with wrought iron balcony above, and the windows with moulded stone architraves. The 'embattled' Gothick service wing is also explicitly mentioned, as are the plasterwork to the hall ceiling and the ornate marble fireplaces to the ground floor rooms.



Fig 15 Whitehough Old Hall (© Dave Dunford)



Fig 16: The weir on Black Brook, close to the entrance gates to White Hall

Historic development on the proposal development site

- 4.7 The historic maps at Appendix 3 provide some information regarding the historic use of the proposed development site. As there has been no development on the site in the last 130 years however, the map regression exercise has not extended to mapping prior to the Ordnance Survey.
- 4.8 The extract at figure 17 below dates from 1878 - 80 and shows White Hall situated in a wooded copse on a bend of Black Brook. All the characteristics of an elegant country house are shown – a fountain in the gardens and a greenhouse or orangery in the corner of what may have been a walled garden. There is just one entrance in to the grounds – a driveway from the lane to the south, with a carriage turning circle beside the Hall. The extent of the garden area appears to be limited to the south and east of the house, with a wooded, wilder area extending north to surround a large pond or lake – typical Victorian features.



Fig 17: Extract from 1878- 80 Ordnance Survey 1 : 1250 (reproduced not to scale)

- 4.9 The land to the north of the house which is used as a horse paddock today is clearly shown as being in the same ownership as White Hall. There is no boundary wall to the house garden, just an unbounded track close to the rear outbuildings marking the edge of the wooded copse. The land is shown as one large field, with a thick margin of trees to the inside of the field boundaries. Unlike other fields on the map, which have what we can assume are drystone wall boundaries in Peak District tradition (rather than fences or hedges), and a sparse planting of trees (probably hawthorn and blackthorn scrub) on the boundary line, the White Hall field margin looks as if it has been planted with quite a depth of trees, of mixed species. This indicates that it is cultivated land intended to be 'read' as within the White Hall ownership, and potentially used as horse grazing or for other animals (as indicated by a trough at the south end). There is no track marked through the field but there is an entrance into it from Lower Lane, in the middle of the northern boundary.

- 4.10 The 1898 map (figure 18) shows an interesting, albeit fairly short-lived, development of the site. Firstly there is a track marked running north-south through the field, on the line of the current driveway – indeed, it can be assumed that this becomes the drive we see today. Secondly, a building is shown to the west of the track, with walls indicating enclosures, possibly animal runs. This development may be stables, or perhaps kennels – potentially associated with the local Hunt? ‘S’ markings indicate that the ownership of all the plots of land thus created rests with White Hall – further demonstration perhaps that the field has been used as an equestrian grazing and exercise paddock associated with White Hall, rather than either farmland or domestic gardens.

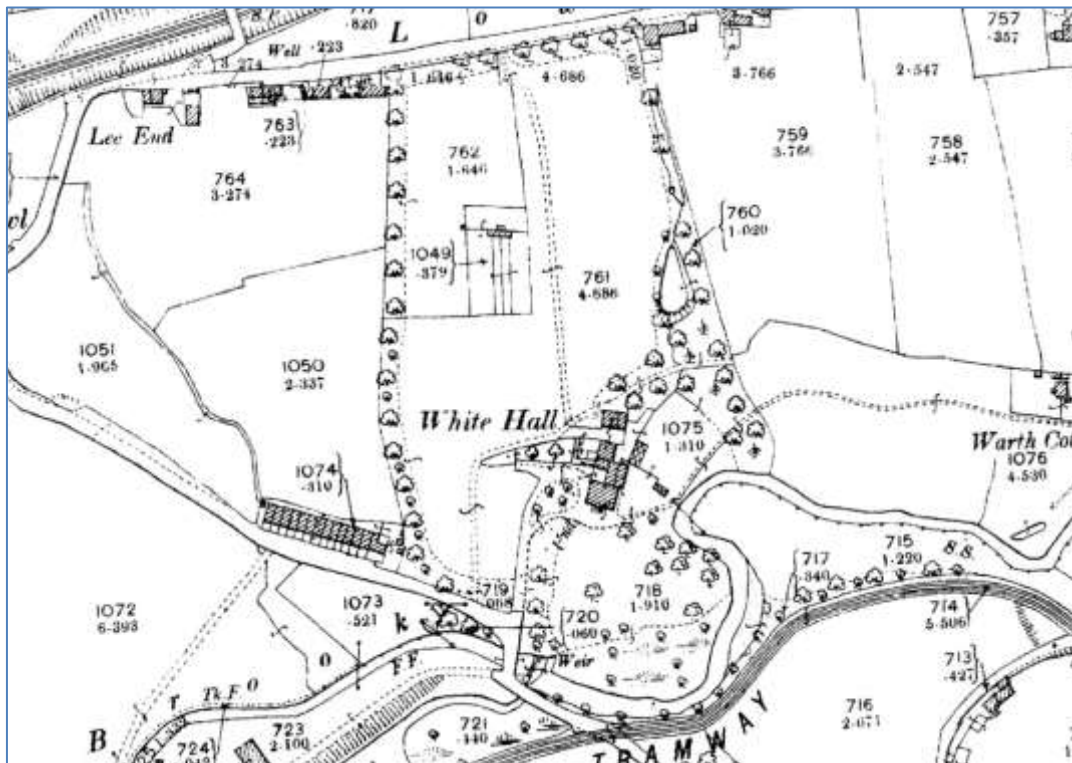


Fig 18: Extract from 1898 Ordnance Survey 1 : 1250 (reproduced not to scale)

- 4.11 By 1921 (see Appendix 3, map 3), the structures in the field have disappeared but the driveway remains, as do the wooded field margins and this is the same situation as we have right up to the present day.
- 4.12 The development of Chinley and Whitehough around the proposals site can be traced through the study of more recent maps. The cottages along Lower Lane that are seen on the earliest OS map 'grow' slowly over the decades, perhaps as humble dwellings are extended or replaced, and gaps are infilled such that there is continuous development on the south side of Lower Lane from Chinley village to the White Hall site, and then again to west as far as the railway line. It is not until the late twentieth century that we see much development on the north side of Lower Lane, with an 'explosion' of estate houses and ribbon development.
- 4.13 A Conservation Area Appraisal has not yet been published for the Chinley and Whitehough Conservation Area, however the HPBC Conservation Officer has commented that the stone wall along Lower Lane that forms the northern edge of the development site and the significant tree cover provide an important break in the built form between Chinley and

Leaden Knowle / Buxworth and make a positive contribution to the character of the Conservation Area. The site was also designated as green space in the 2005 Local Plan.

5 Assessment of significance

- 5.1 English Heritage Conservation Principles Policies and Guidance, April 2008, states that 'understanding the significance of places is vital' and that 'articulating the values and significance is necessary to inform decisions about the future'⁵

Heritage values

- 5.2 The English Heritage guidance describes a range of inter-related 'heritage values' that may be attached to historic places, arranged in four groups:
- Evidential value: the potential of a place to yield evidence about past human activity;
 - Historical value: the ways in which past people, events and aspects of life can be connected through a place to the present – it tends to be illustrative or associative;
 - Aesthetic value: the ways in which people draw sensory and intellectual stimulation from a place; and
 - Communal value: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience of memory.
- 5.3 The values can be used to help understand why a place is important, to whom and why.

The significance of White Hall

- 5.4 The heritage importance of White Hall has been recognised formally by its designation as a statutorily listed building (grade 2). It has **evidential value**, as the building shows clearly how it was originally built and, with its outbuildings that have accrued over time, it is a 'typical' example of a country mansion for a Victorian industrialist whose wealth enabled his family to lead a life of leisure that including entertaining, indoors and outdoors, and horse-riding.
- 5.5 It has some **historical value** through its association with the development of the mills along Black Brook, but the research for this heritage impact assessment has been insufficient to evaluate this. Similarly it has **aesthetic value**, as an attractive property with an 'apron' of lawned gardens in front of it, with the picturesque setting of Black Brook, the bridge, the weir and the listed entrance gates.
- 5.6 The **communal value** of White Hall has not been assessed for this study, but it can be assumed that further research might uncover evidence of the role that the Hall and its owners have played in local life, such that the building will be held in affection by local people and relatives of those who were in service there in the nineteenth century or worked in the mill that was owned by the same family.
- 5.7 What is clear from map evidence and the site assessment is that whilst the planning application site has been within the same ownership as White Hall for over 130 years, it has not formed part of the gardens but has been used as associated cultivated agricultural grazing land. The house is accessed by means of a driveway from the south, through an independently listed gateway and the property's outlook is southwards over the formal gardens towards Black Brook. The entrance from Lower Lane is secondary and has always been used principally in connection with the horse grazing and stabling. We consider that

⁵ English Heritage Conservation Principles Policies and Guidance, April 2008, Principle 3, page 21

the site upon which this development proposal is to be located, at the north of the paddock, does not fall within the curtilage of the listed building.

- 5.8 Overall, White Hall is of **medium significance** ('high' significance being reserved for more highly designated assets), attributable primarily to its architectural and historical interest and aesthetic appeal.

The significance of the site within the Chinley and Whitehough Conservation Area

- 5.9 As described in paragraph 4.13 above, there are several reasons for the inclusion of the White Hall paddock in the Conservation Area. For those who drive past the site in a vehicle, the trees along the road edge make an attractive break that marks the edge of Chinley village. At different times of the year, the deciduous tree foliage may enhance the entrance to the village, or allow for glimpses through to the hills to the south.
- 5.10 For those who walk past the site more slowly, or live opposite it, the value of the break in development will be even more valued. At times of the year, the view of the roof of White Hall adds interest, not least as an 'orientation' point connecting Chinley to the old mills of Whitehough and to the more recently de-industrialised Dorma site. The 'public benefit' that White Hall brings to the street scene is not from Lower Lane however, but from the bridge over Black Brook, as shown in figure 11 above.
- 5.11 The White Hall paddock and the development site immediately to the south of Lower Lane have **historical** and **aesthetic value**, and make a contribution of **medium significance** to the Conservation Area.

6. Assessment of proposed development

Description of proposals

- 6.1 *This Heritage Impact Assessment has been undertaken in tandem with the scheme development. As stated in the introduction, the iterative process means that there may be some inconsistencies between the proposals as described in this statement and the scheme finally submitted for planning approval.*
- 6.2 The planning application proposals involve the creation of new dwellings on the northern most area of the White Hall paddock, addressing Lower Lane but set behind the margin of trees.
- 6.3 The properties will use the existing entrance from Lower Lane and the driveway, but highways considerations require modification of the entrance to improve vehicle driver sight lines. This may necessitate the removal of a small number of trees and the re-positioning of the gateposts, realignment of and / or lowering of the boundary wall.
- 6.4 The first scheme that we reviewed proposed ten dwellings in a combination of terraces, detached and semi-detached properties, all set parallel to Lower Lane with front gardens facing the road and rear access from the driveway by means of a secondary drive parallel to the road, with garages and parking spaces. The properties were described as traditional houses similar in style to others in the conservation area, and along the south side of Lower Lane to the east and west.



Fig 19: Initial proposals for the site, with ten dwellings distributed along the Lower Lane frontage (North to the top)

- 6.5 As a consequence of this heritage assessment and of comments received from the planning authority, the scheme was modified, firstly to reduce the number of dwellings to five, situated on the west side of the drive only. We considered that this improved the views through the site to the hills to the south and the roof of White Hall, but still risked connecting Chinley to Leaden Hall and created rather 'suburban' dwellings.
- 6.6 The current proposals therefore reduce the number of dwellings to just four, developed as two 'connected' properties each side of the driveway entrance such that they 'read' as gatehouses.



Fig 20: Revised proposals for the site, showing four dwellings configured as two gatehouses (North to the top)

Impact on heritage assets

- 6.7 As explained, the scheme described has evolved with knowledge of the historic environment context. Not all of the design changes that have been made since our involvement have been as a consequence of heritage considerations, as the scheme has been developed in response to a wide range of aspirations and constraints, sometimes conflicting, of which heritage is just one factor.
- 6.8 The proposals shown in figure 20 indicate a modest scheme appropriate for development within the green space, retaining the full tree screen along the road and ample undeveloped width either side of the houses to afford views through to the hills and glimpses of White Hall, as at present. The design of the dwellings cannot be fully assessed from the site plan drawings but from our understanding of the materials and type of dwellings proposed, the quality intentions are appropriate for the location. The garden area of the dwellings will be contained within well-defined boundaries close to the properties, with parking for owners' vehicles being screened by the boundary treatment. From the limited information provided, it thus appears that the proposals will have a **minor negative impact** on the Conservation Area.
- 6.9 As stated in paragraph 5.7 above, we consider that the development site does not lie within the curtilage of the listed building and the topography of the land is such that the site is not visible from the Hall. In our view it does not form part of the setting of the listed building any more than the houses along Lower Lane and the village of Chinley itself do. The views of and from the listed building will be affected only to a very limited extent by the proposals. The view of White Hall that the public enjoys from the public domain around the bridge over Black Brook will not be altered at all by the proposals. We consider that the application will have **no impact on the significance of the listed building**.
- 7. Recommendations to mitigate the impact of the proposals**
- 7.1 As explained above, we consider that the impact of the proposals shown in figure 20 on the heritage assets will be minimal. The process of preparing this impact assessment with the designer of the scheme has led to a greater understanding of the heritage of the site, a reduction in the quantum of development proposed and a change in 'style' from 'more of the same' to distinctive properties that have some 'resonance' with what might historically have been built by the owner of White Hall.
- 7.2 Nonetheless, care must be taken to ensure that the detailed design of the properties is appropriate for their location within the Conservation Area and that the quality of materials and execution is high. Pastiche Victoriana must be avoided so that there can be no confusion about the date of the dwellings, and no suggestion that they form part of the historic White Hall 'estate'. They should however read as single units each side of the drive, like traditional gatehouses, rather than two pairs of semi-detached properties.
- 7.3 Boundary treatment is very important. It is greatly regretted that modification of the Lower Lane boundary is required for Highways reasons. Realignment of the wall at its present height is preferable to reducing the height on its existing line. The rebuilt wall must replicate the existing as far as possible, being constructed in rubble stonework with crenelated copings for most of its length, then reusing the intermediate stone gate posts before rebuilding the S-curved walls in coursed stone to exactly the same plan as existing, reusing the shaped stone copings.

- 7.4 As far as the garden boundaries of the dwellings are concerned, these should reflect the local tradition of drystone walls with rough copings, planted with native hawthorn and birch at intervals. More suburban beech hedges or the use of panel fencing should be avoided.
- 7.5 Finally care must be taken with details such as external lighting, which should be affixed to the dwellings rather than by means of free-standing lamp standards, again to reduce the risk of pastiche and to retain a rural feel to the properties as far as possible. Driveways should be stoned rather than tarmacadamed, just as the present driveway through the paddock, which retains its agricultural appearance.

8. Bibliography, web resources and archives consulted

- National Planning Policy Framework, Department for Communities and Local Government 2012
- Planning for Historic Environment Practice Guide: English Heritage and Department for Communities and Local Government 2010
- Conservation Principles, Policies and Guidance for the sustainable management of the historic environment, English Heritage, April 2008
- Seeing the History in the View, English Heritage, May 2011
- The Setting of Heritage Assets, English Heritage, October 2011
- The National Heritage List for England: <http://www.english-heritage.org.uk/professional/protection/process/national-heritage-list-for-england/>
- Old Maps: <http://www.old-maps.co.uk/maps.html>
- History of Chinley and Whitehough: Chinley, Buxworth and Brownside Community Association website: http://www.chinleyca.org.uk/?Local_Information:History
- Villages of the Blackbrook Valley: Whitehough, Chinley and Buxworth, Derbyshire: Derbyshire Life (on line) June 2010
- Disused Stations Site Record: <http://www.disused-stations.org.uk>

9. Conclusions

- 9.1 The Chinley and Whitehough Conservation Area is the principle heritage asset to be affected by the development proposals. White Hall, which is grade 2 listed, whilst being within the vicinity of the development site, will be less affected
- 9.2 The proposals have evolved such that the scheme now put forward is far more modest than previously proposed and we consider that the applicant has modified the proposals as far as can reasonably be expected in order to minimise the detrimental impact on the Conservation Area.
- 9.3 The setting of the listed building will not be changed by the proposals and the heritage significance of the building will not be reduced.
- 9.4 Nonetheless, there are a small number of mitigation measures that should be implemented, relating primarily to property boundaries, and the detailed design of the houses must be assessed to ensure an appropriate design quality for the location.

Kate Dickson
Creative Heritage
January 2014

Appendix 1: Listing citation White Hall, Whitehall Terrace

List entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: WHITE HALL

List entry Number: 1334811

Location: WHITE HALL, WHITEHALL TERRACE

Grade: II

Date first listed: 21-Apr-1967

Date of most recent amendment: 12-Apr-1984

List entry Description

SK 08 SW PARISH OF CHINLEY, BUXWORTH AND BROWNSIDE WHITEHALL TERRACE 3/99 (North Side) 21.4.67 White Hall (formerly listed as White Hall, Whitehough, Chinley) GV II

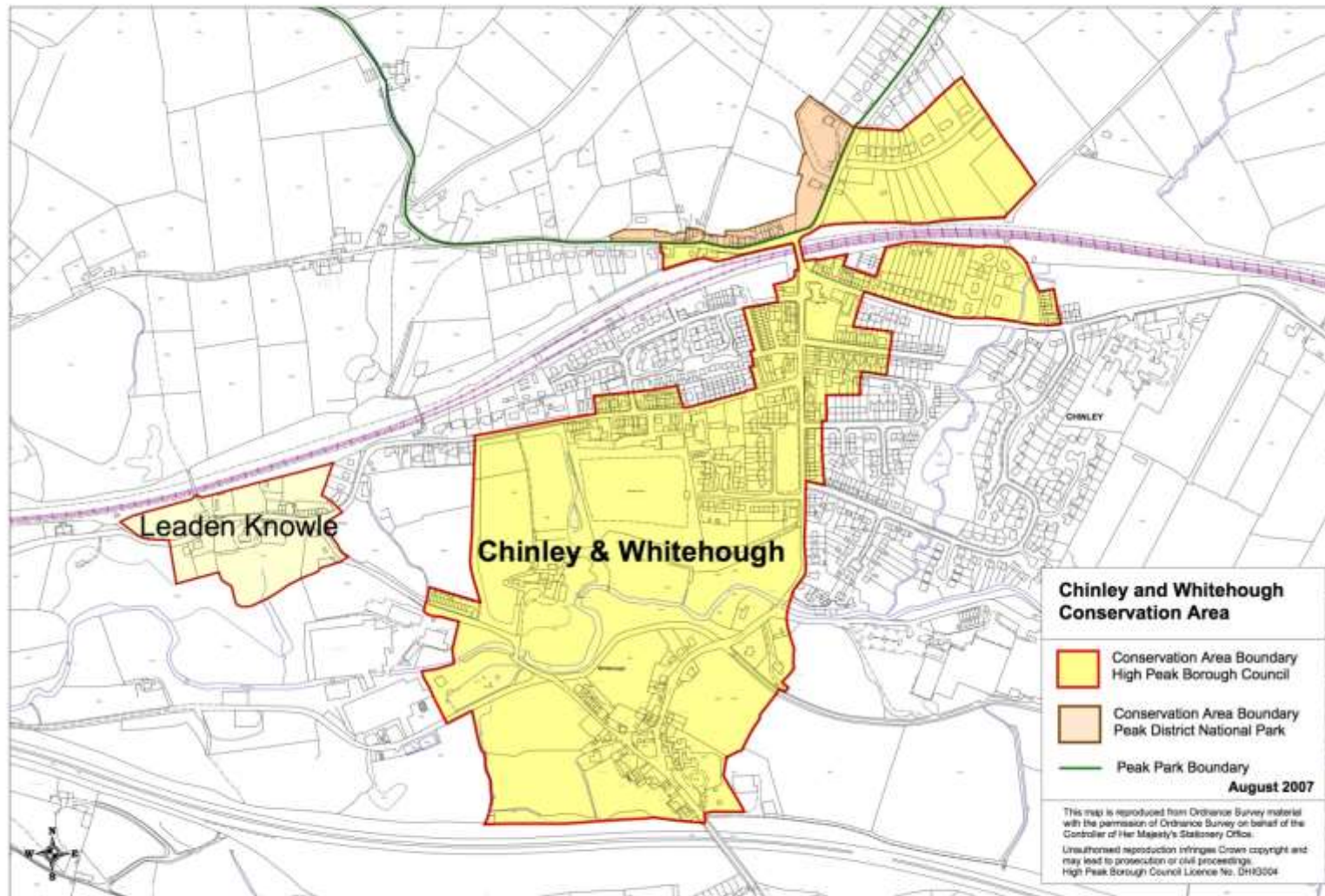
House. Early C19. Gritstone ashlar. Gritstone dressings. Hipped slate roof with leaded ridges. Stone ridge stacks with top fillets. Moulded eaves cornice. Two storeys. South facade - three bays, east facade - five bays. South facade - central porch with Ionic columns, now glazed. Semi-circular headed doorcase with moulded architrave. Glazed and panelled double doors. Shallow plinth either side and full height casement windows with moulded architraves. Above porch, wrought iron balcony and full height casement window with wooden blind box over. To either side shallow casement windows with similar architrave. East facade - central two storey canted bay window with windows on three sides. Two full height small pane casement windows either side with similarly moulded architraves. Above, similar, but shallower, windows. To north external curved staircase to later embattled service wing with Gothick detailing. Plasterwork ceiling in hall. Ornate marble fireplaces to ground floor rooms.

Listing NGR: SK0376282238

National Grid Reference: SK 03762 82238

Appendix 2: Chinley and Whitehough Conservation Area map

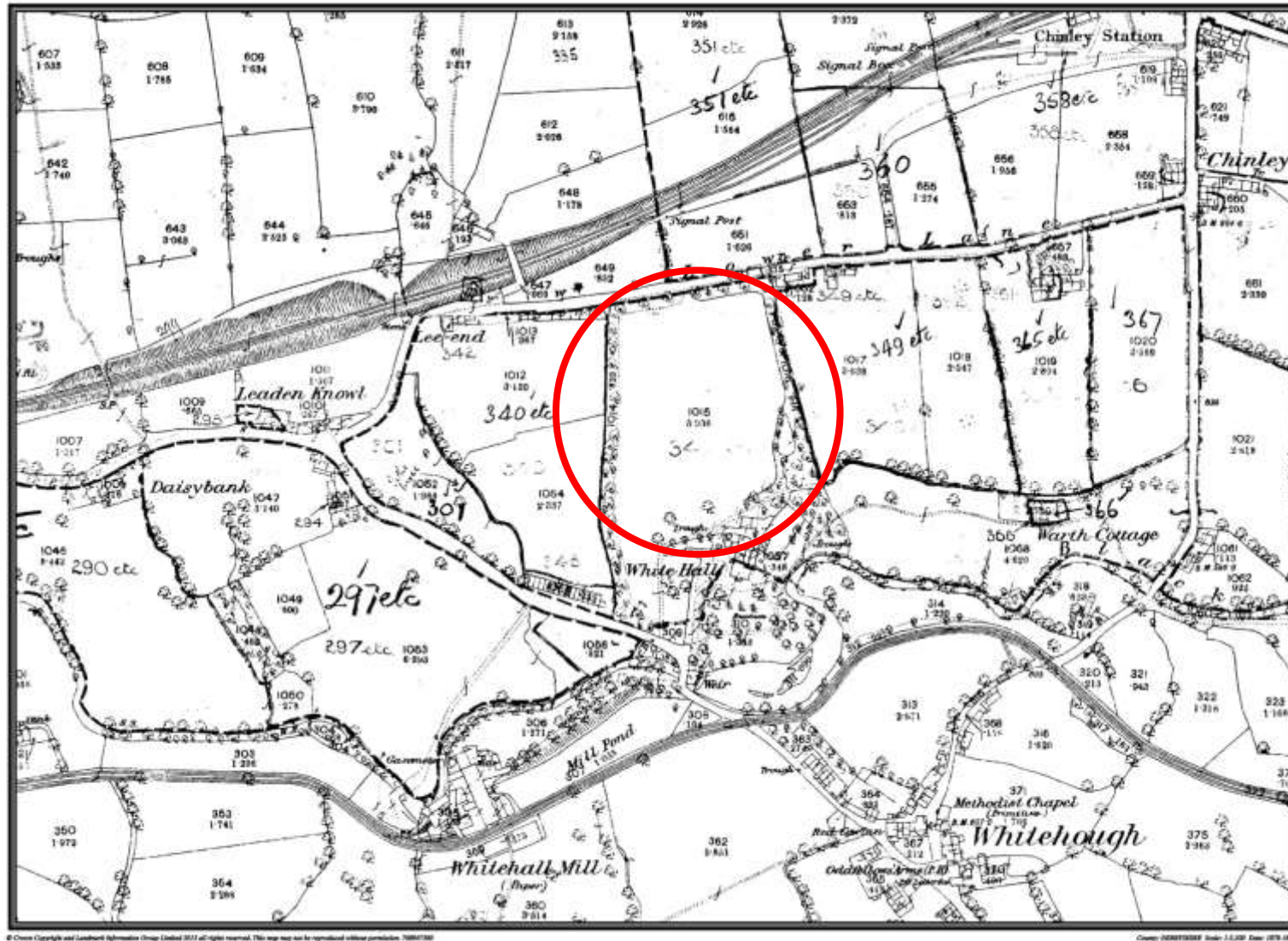
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Appendix 3: Historic mapping showing the development of the area

Map 1: 1878-1880 Ordnance Survey 1 : 2,500

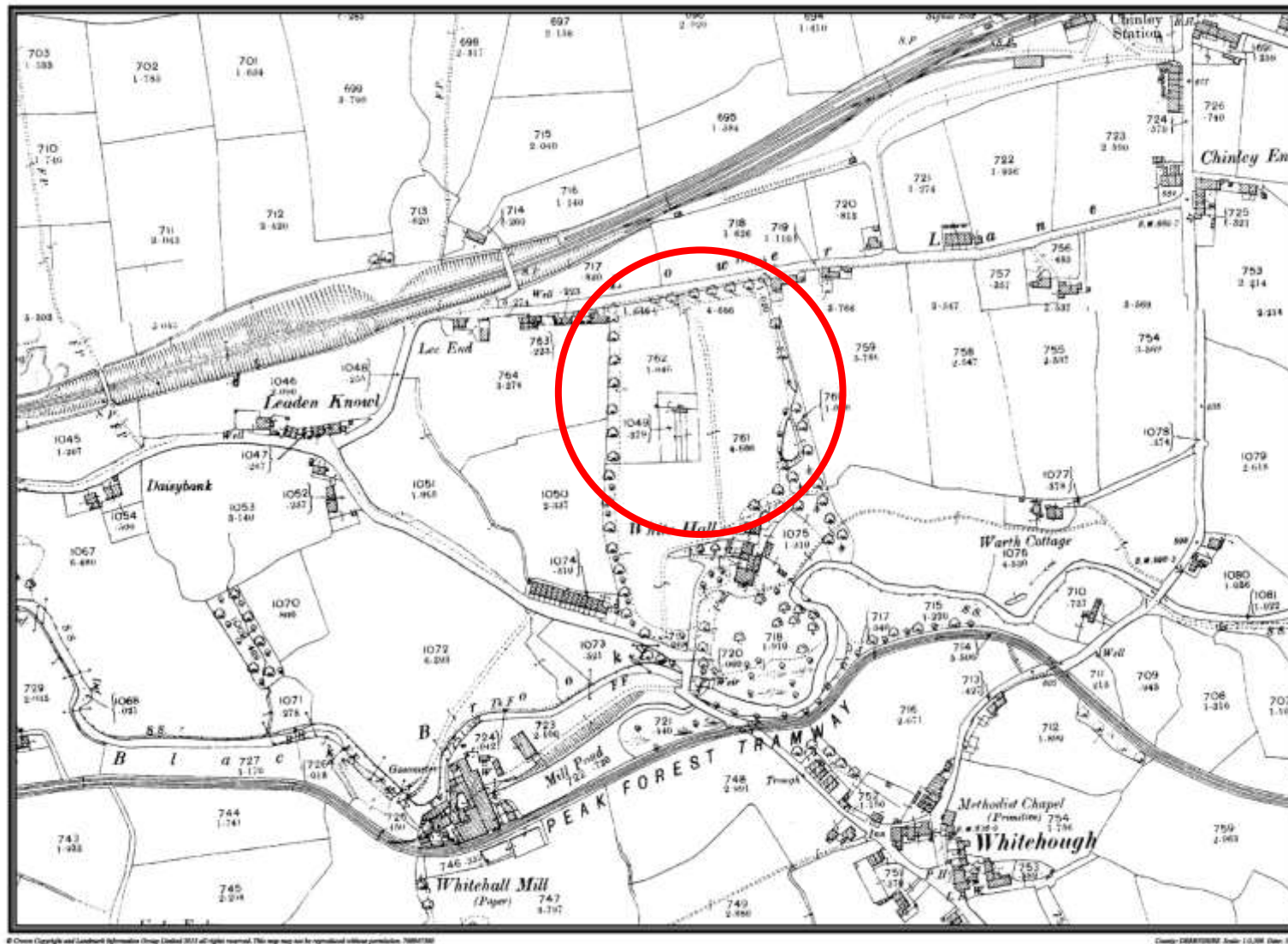
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Appendix 3: Historic mapping showing the development of the area

Map 2: 1898 Ordnance Survey 1 : 2,500

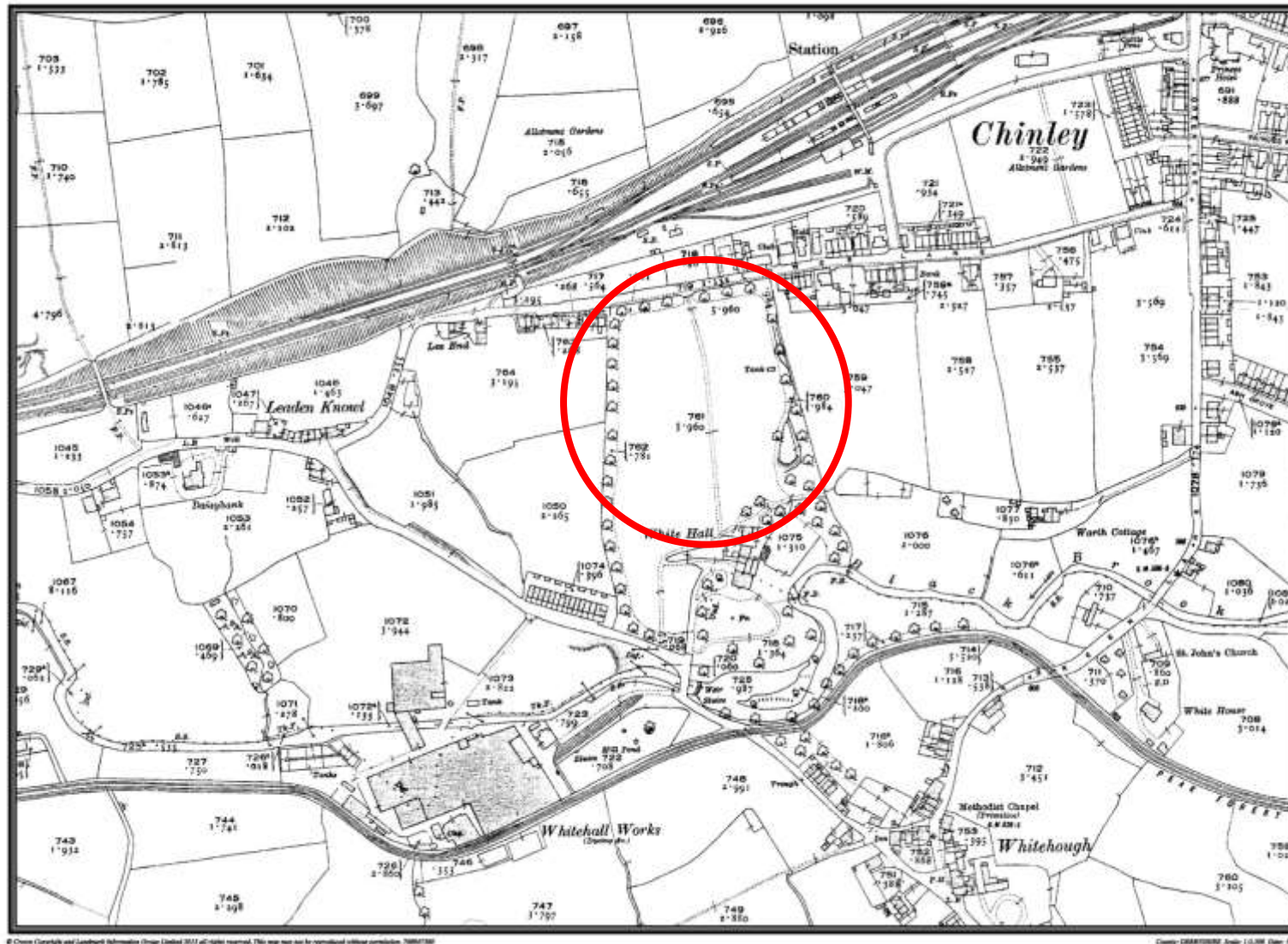
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Appendix 3: Historic mapping showing the development of the area

Map 3: 1921 Ordnance Survey 1 : 2,500

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Appendix 4: 2013 Ordnance Survey 1 : 2,500

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