

HERITAGE STATEMENT

Proposal: Outline Planning Application: Residential Development of Land off Long Lane, Chapel-en-le-Frith

Site: Land to the West of Long Lane/South of Chapel-en-le-Frith High School, Chapel-en-le-Frith, High Peak, Derbyshire

Applicant: Bank Hall Drive Developments

Document date: January 2015

Ref: ROB390/2/HERITAGE

Revision: A

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1. INTRODUCTION

- 1.1 This heritage statement has been prepared by Knights LLP on behalf of Bank Hall Drive Developments Ltd, in order to assess the historic and architectural significance of the Grade II listed building known as Marsh Hall Farm and Barn, and the potential impact (if any) of the proposed residential development of land at Long Lane (which adjoins the Listed Building) on the historic and architectural significance of the building. This heritage statement also makes reference to other heritage assets within the vicinity of the site and concludes that there would be no impact on those heritage assets.
- 1.2 As stated above, Marsh Hall Barn and Farm is Grade II listed, the description of which can be found at **Appendix 1**.
- 1.3 The proposals on land at Long Lane seek outline planning permission for residential development of up to 250 dwellings, including associated open space and landscaping. The proposals do not require the inclusion of Marsh Hall Farm and Barn or its curtilage to facilitate the proposals, and this statement will assess how the design and layout of the proposals would respect the setting and significance of the listed building.

2. PLANNING POLICY CONTEXT

National Planning Policy Framework (NPPF)

2.1 Paragraph 58 of the framework states that planning policies and decisions should aim to ensure that developments:

- (a) Will function well and add to the overall quality of the area;
- (b) Establish a strong sense of place to create attractive and comfortable places to live, work and visit;
- (c) Optimise the potential of the site to accommodate development, create and sustain and appropriate mix of uses.

2.2 With regard to the conserving and enhancing the historic environment, the Framework states the following:

- (a) Paragraph 132: where a proposed development will lead to substantial harm to or loss of significance of a designated heritage asset, local planning authorities should refuse consent.
- (b) Paragraph 134: where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including its optimum viable use.
- (c) Paragraph 140: local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which secure the future conservation of a heritage asset.

High Peak Borough Local Plan Saved Policies

BC8 – Settings of Listed Buildings

2.3 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.

BC10 - Archaeological and Other Heritage Features

2.4 Planning Permission will not be granted for development which is likely to result in harm to a Scheduled Ancient Monument or other nationally important site, its setting or amenity value. Elsewhere, Planning Permission will be granted for development, provided that: there will not be a significant adverse effect upon other known archaeological or heritage features, including Buxton's area of archaeological interest as defined on the proposals map.

3. HISTORY OF THE AREA



Figure 1. 1843 Tithe Map

- 3.1 The general area to the west of Chapel-en-le-Frith has been subject to significant change, particularly to the north with the development of post war housing and Chapel-en-le-Frith High School. The plan above shows the 1843 Tithe Map with the approximate extent of the application site edged red. Marsh Hall is located to the west of the site and is shown on the Tithe Map. Chapel-en-le-Frith appeared to be a relatively small settlement at this time.

- 3.2 The 1945 aerial image below (source: Google Earth) shows the site in its wider context with Chapel-en-le-Frith. Compared with the 1843 Tithe Map, the mineral railway line has been introduced to the east of the site. The aerial image shows additional ribbons of development along Manchester Road and Crossings Road and at the junction of Long Lane with Manchester Road. The image shows Marsh Hall Farm and Barn to the west of the site as well as the other adjoining buildings, which are not listed.



Figure 2. 1945 Aerial Image

- 3.3 Following on from 1945, further development of the settlement has taken place, including the construction of the A6 bypass, the construction of a number of housing developments, and the construction of Chapel-en-le-Frith High School.

4. STATUTORY DESIGNATED HERITAGE ASSETS

- 4.1 Previous studies carried out in relation to the proposed development of other nearby sites show that there are 41 heritage assets recorded within the locality. These include scheduled monuments, listed buildings, conservation areas and non-designated assets. A map showing the location of heritage assets is shown at **Appendix 2**. A schedule of heritage assets is contained at **Appendix 3** which should be cross-referenced with the plan at Appendix 2.

Scheduled Monuments

- 4.2 There are no Scheduled Monuments within the boundary of this site, however there are three Scheduled Monuments in the wider area. These comprise a Market Cross (reference 23385), a standing cross (reference 23356) and another cross (reference 23355). These are located approximately 800 metres from the site.

Listed Buildings

- 4.3 There are no listed buildings within the boundary of the site, however there are 25 listed buildings within the wider area. This includes 24 Grade II listed buildings and 1 Grade II* listed building. The Grade II* listed building is St Thomas a Becket Church, which is located in the town centre (reference 82021).
- 4.4 The nearest Grade II listed building adjoins the western boundary of the site, that being Marsh Hall Farmhouse and Barn (reference 82033). The full listing description is provided at Appendix 1. These buildings now comprise two dwellings – the main farmhouse forming one dwelling, and the barn forming the second dwelling. This statement will assess the setting and significance of this heritage asset and the impact of the proposals on the setting and significance in section 7.

5. NON STATUTORY HERITAGE ASSETS

Registered Parks and Gardens

- 5.1 There are no Registered Parks and Gardens within the boundary of the site, and there are no Registered Parks and Gardens in the area generally.

Registered Battlefields

- 5.2 There are no Registered Battlefields within the site boundary or the area generally.

Known Non Designated Heritage Assets

- 5.3 There are no known non-designated heritage assets within the site boundary.

6. THE DEVELOPMENT

- 6.1 The proposed development comprises an outline scheme for residential development of around 250 dwellings with associated landscaping, public open space and sustainable urban drainage features.
- 6.2 The submitted parameters plan shows the location of the Grade II Listed building to the west of the site with the two sites being separated by a belt of mature trees. The listed buildings are separated from the site by an existing dwelling known as The Homestead.
- 6.3 The proposed development shows the location of development platforms around which would be the primary movement network, landscaping and green networks and drainage features.

7. ASSESSMENT OF SIGNIFICANCE

- 7.1 The Grade II listed building of Marsh Hall Farm and Barn is constructed in stone with pitched roofs. The building was listed on 12 April 1984. This listing description tells us that the main farm house was built in the 17th Century, with the barn being added to the side (east) of the Farmhouse during the 18th Century. The location of Marsh Hall Farm is shown on the 1843 Tithe Map at Figure 1 of this report.
- 7.2 The Tithe Map shows us that at this time, the Farmhouse was completely surrounded by what are likely to have been agricultural fields, although it is not clear from the Tithe Map at that time as to whether or not the site edged red form part of the agricultural holding.
- 7.3 Land to the west of the listed building has since become a golf course, with land to the north eventually becoming residential areas. The boundaries to the site comprise dry stone walls and mature trees and shrubs.
- 7.4 The building over time appears to have retained its original character with very few alterations or extensions being added. The only changes to the buildings that appear to have been made over time are the later additions of casement windows within the existing stone mullion windows, and the conversion of the barn adjoining the farmhouse to a separate dwelling (now known as Chapel Barn).
- 7.5 The buildings are still accessed via the long access track (Marsh Hall Lane), which runs in a generally north – south direction from Manchester Road.
- 7.6 The extent of the listed buildings are shown on the plan at figure 3 below edged red.

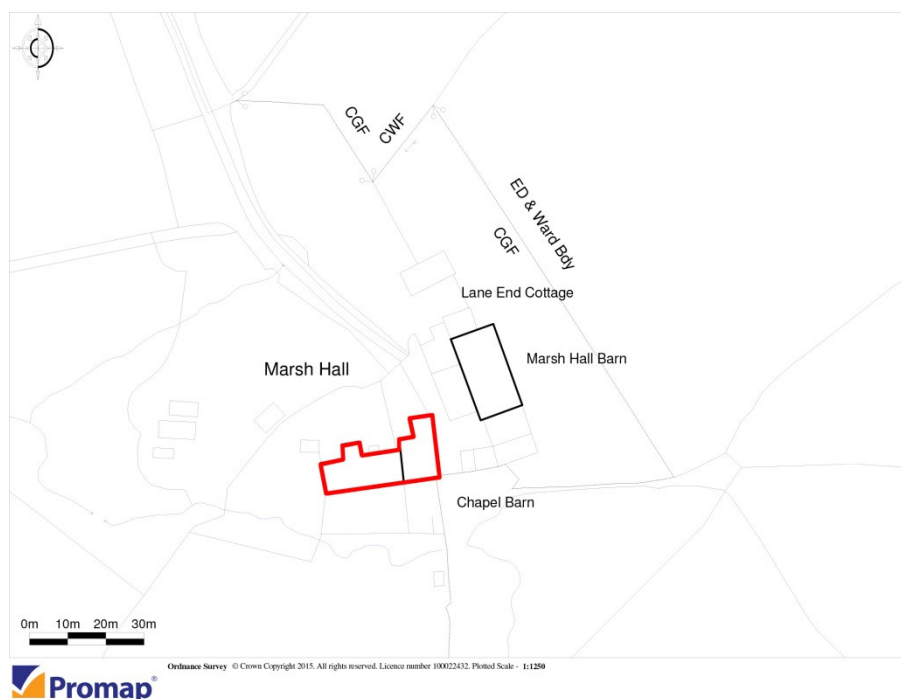


Figure 3. OS Plan – Listed Buildings Edged Red

- 7.7 The planning history of the site demonstrates the relatively small scale nature of alterations and additions to the buildings over time.

HPK/0003/8032 – Marsh Hall Barn – Single Storey Detached Garages, Garden Store and Dove Cote – Approved 20/04/1999 (This building is located to the east of the listed buildings, between Chapel Barn and the site. Marsh Hall Barn is not listed).

HPK/0003/8980 - Conversion of Barn to Dwelling & Boundary Alterations – Approved - 22/08/2000.

HPK/0003/9038 - Alterations and Change of Use to Form Dwelling Including Some Demolition - Approved 22/08/2000.

HPK/2001/0032 - Amendment to external appearance of proposed barn conversion – Approved - 31/05/2001.

HPK/2002/0573 – Single Storey Detached Garage – Refused – 02/09/2002

HPK/2002/0674 – Listed building consent application for repair of roof structure, strengthening of floor structure and minor alterations to doors and windows – approved – 10/10/2002.

HPK/2006/0522 – Listed Building Consent for Alterations comprising replacement damaged wallings, window surround and door with revision to height and mullion selection. Replacement of insect damaged floor boarding throughout first floor.

HPK/2008/0699 – Listed building consent to replace existing stone wall with same and incorporate new wooden gate to Chapel Barn – approved 02/06/2009.

HPK/2009/0223 – Chapel Barn – Repair of stone wall and to incorporate gate that existed at one time – approved – 02/06/2009.

HPK/2012/0466 - Listed Building Consent - Proposed Replacement of 10 Windows & 3 Doors – Approved – 03/10/2012.

HPK/2013/0126 - Listed Building Consent for Proposed Replacement of 8 Windows – Approved – 25/04/2013.

- 7.8 As demonstrated by the planning history listed above, it is quite clear that the agricultural function of the listed buildings has ceased, with the buildings now serving a domestic purpose with the presence of associated domestic paraphernalia.
- 7.9 The buildings in their present form are a reminder of traditional stone built farm houses in the High Peak during the 17th Century, although their setting within a wider agricultural setting has diminished with the growth of mature trees around the site boundaries, and the subdivision of plots around the building which form domestic curtilages today.

8. ASSESSMENT

- 8.1 Having assessed the planning and historical context of the heritage asset, this section goes on to assess the impact that the development may have on the designated heritage asset in accordance with the requirements of the Framework.
- 8.2 The proposals would comprise residential development and landscaping of adjoining land. The proposed dwellings would be two storeys in height. In terms of the layout of the proposals, these details would be subject to a reserved matters planning application and have yet to be determined at this stage.
- 8.3 The current proposals have been informed by a development parameters plan and landscape and visual impact assessment. The proposals have also been informed by a flood risk assessment and arboricultural impact assessment. The layout of the proposals have also taken into account the location of the listed buildings.
- 8.4 In terms of the drainage strategy for the site, the natural drainage of the land runs generally from the south east to the north west. As such, the north western corner of the site is considered the most suitable location for attenuation ponds, owing to existing drainage patterns and the topographical undulations of the land. These drainage features would keep the north western corner of the site free from built development which would provide a greater offset between the listed building and proposed new development.
- 8.5 The proposed landscape strategy contained within the LVIA shows that existing trees along the north western boundary would be retained along with strengthening of existing boundary treatments. This would preserve the historic field boundary in this location and would have negligible impact on the setting of the listed buildings.
- 8.6 The proposed landscape strategy also proposes development offsets to the the listed buildings and setbacks from The Homestead as part of the overall landscaping strategy. The landscaping strategy also proposes that the development follows the distinctive form and materials found within the traditional buildings of the surrounding area, and that the buildings make use of local facing materials, and low gritstone, drystone walls for the proposed boundary treatments.
- 8.7 This has been followed through in the submitted parameters plan, which provides appropriate setbacks, landscaping and drainage ponds which provide a suitable setback from the existing listed buildings.
- 8.8 In addition to the above considerations, the property known as The Homestead already provides a physical visual barrier that separates the proposed development visually from the listed buildings. Otherwise the setting to the south of the listed buildings would remain largely unaltered.
- 8.9 In light of the above considerations, it is considered that any harm to the setting of the listed building through the proposed development would be negligible. As such, the proposed development would cause less than substantial harm to a designated heritage asset in

accordance with paragraph 134 of the Framework. As such this negligible harm should be weighed in the balance amongst the public benefits of the proposal. It is concluded that any negligible harm is unlikely to outweigh the benefits of the proposal in this instance.

9. CONCLUSION

- 9.1 This heritage statement has been prepared by Knights LLP on behalf of Bank Hall Drive Developments Ltd in support of an outline planning application (with all matters reserved) for residential development of land off Long Lane, Chapel-en-le-Frith, which adjoins the listed buildings of Marsh Hall Farmhouse and Barn. This heritage statement should be read in conjunction with the supporting planning statement by Knights.
- 9.2 In this case the proposal would not result in the total loss, or significant loss of significance of a designated heritage asset. The proposal would not result in harm to significant views of the listed building, or the setting or significance of any other designated heritage asset in Chapel-en-le-Frith. The proposed development has fully taken into account the presence of the Grade II listed building, and proposes to maintain appropriate setbacks and landscaping from the north western boundaries of the site.
- 9.3 In this case, the tests set out at paragraph 134 of the Framework are relevant, which states that where a development will lead to less than substantial harm to the significance of the designated heritage asset, then this harm should be weighed against the public benefits of the proposal, including securing the optimum viable use of the building.
- 9.4 In this case, it is considered that any harm to the setting of the listed building through the proposed development would be negligible. As such, the proposed development would cause less than substantial harm to a designated heritage asset in accordance with paragraph 134 of the Framework. As such this negligible harm should be weighed in the balance amongst the public benefits of the proposal. It is concluded that any negligible harm is unlikely to outweigh the benefits of the proposal in this instance.

APPENDIX 1

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: MARSH HALL AND BARN

List Entry Number: 1088025

Location

MARSH HALL AND BARN, MARSH HALL LANE

The building may lie within the boundary of more than one authority.

County: Derbyshire

District: High Peak

District Type: District Authority

Parish: Chapel-en-le-Frith

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 12-Apr-1984

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 82033

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

SK 07 NW TOWN OF CHAPEL-EN-LE-FRITH MARSH HALL LANE 5/54 (South Side) Marsh Hall and Barn II

Farmhouse and barn. C17 with C18 addition and later alterations. Coursed gritstone rubble with quoins. Gritstone dressings. Slate roofs of differing pitches and levels. Stone gable end and ridge stacks. Two storeys, four bay. South elevation - central C17 section with chamfered quoined doorcase with pointed arch lintel, to east. To west, deeply recessed and chamfered 5-light window with C20 casements, Inserted C20 door and C18 3-light flush mullion window beyond to west. Further to west in C18 section, two C19 openings, one with plain sash, other with plate glass window. In C17 section, a moulded string-coursed over openings. Above, two 5-light deeply recessed and chamfered mullion window. Above, to west, two 3-light flush mullion windows. To east, barn with various irregular openings.

Listing NGR: SK0492679902

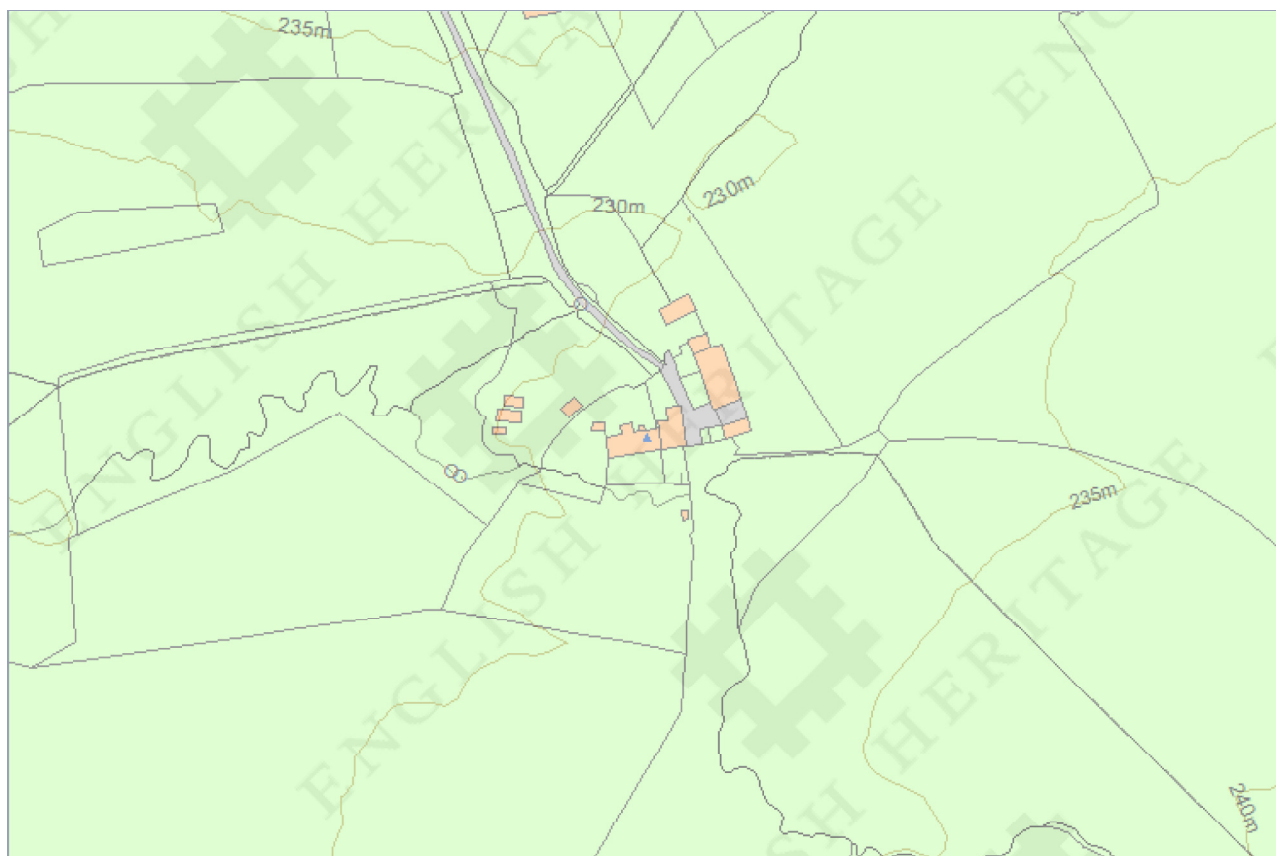
Selected Sources

Legacy Record - This information may be included in the List Entry Details

Map

National Grid Reference: SK 04926 79902

The below map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1088025.pdf](#) - Please be aware that it may take a few minutes for the download to complete.



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APPENDIX 2

KEY

SITE BOUNDARY

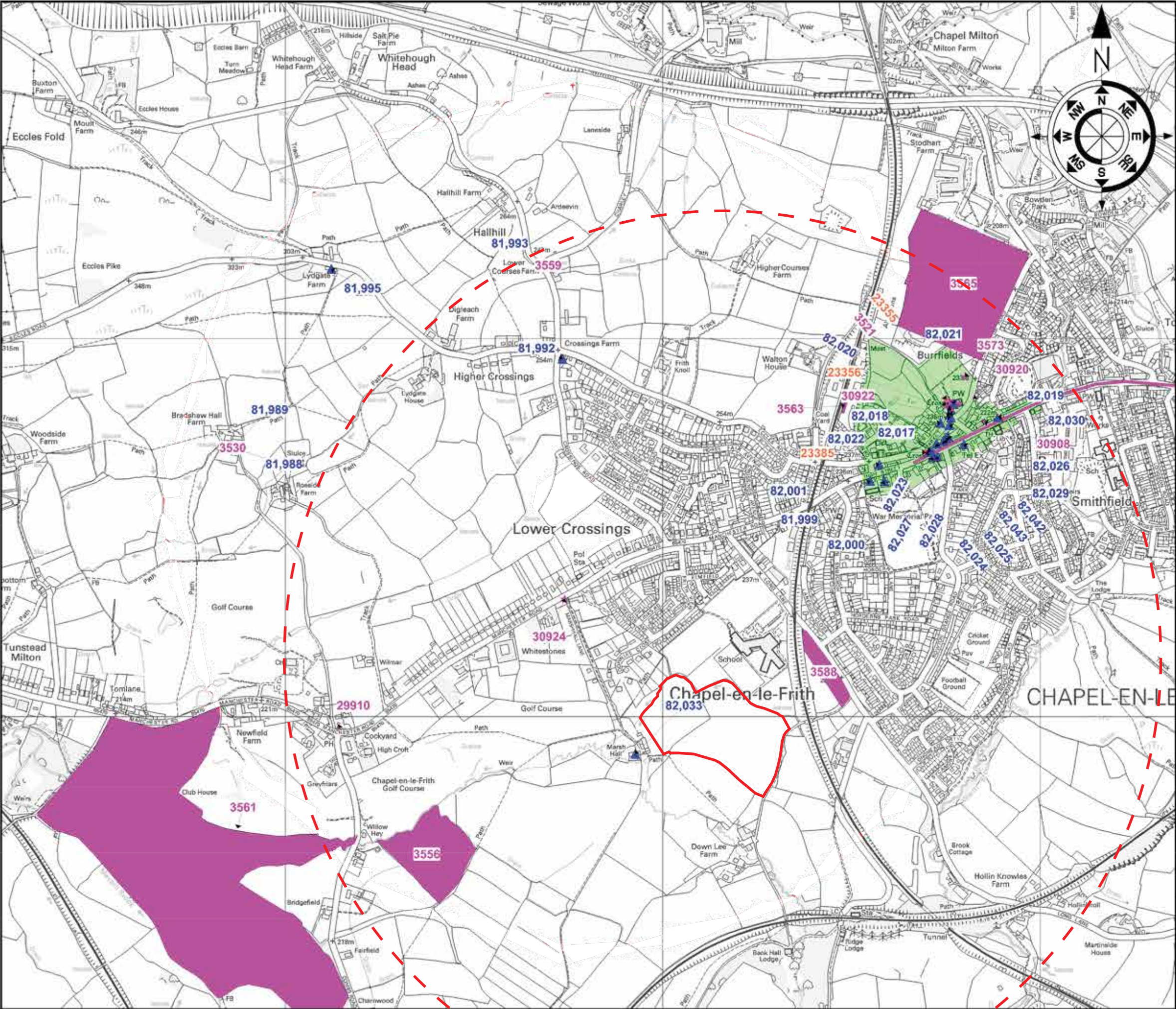
SEARCH AREA BOUNDARY

SCHEDULED MONUMENTS

LISTED BUILDINGS

CONSERVATION AREA

NON-DESIGNATED ASSET



Drawing Title: Appendix 2 - Heritage Assets					Project: Land off Long Lane, Chapel-en-le-Frith	
					Client: Bank Hall Drive Developments Ltd.	
Heritage Statement					Dwg No. ROB390/2-002	Rev.
	Dwn AK	Scale 1:10,000	Ckd CC	Date 26/01/2014		

APPENDIX 3

Schedule of Heritage Assets

Scheduled Monuments

Reference	National Grid Reference	Description
23355	SK 0574 8082	Cross at St Thomas Becket's Church. Part of a cross shaft. Early Medieval
23356	SK 0576 8081	Standing cross, St Thomas Becket Church, Medieval
23385	SK 0570 8070	Market Cross. Late Medieval/early post-Medieval

Listed Buildings

Reference	National Grid Reference	Description	Listed Status
81988	SK 03859 80712	Bradshaw Hall gateway	Grade II
81989	SK 0386 8071	Bradshaw Hal	Grade II
81992	SK 04733 80947	Weston cottage	Grade II
81993	SK 0469 8119	Lower Courses Farmhouse and Barn	Grade II
81995	SK 04121 81185	Lidgate Farmhouse	Grade II
81999	SK 05548 80624	Chapel-en-le-Frith Primary school	Grade II
82000	SK 05586 80623	The vicarage	Grade II
82001	SK 05572 80668	16 High Street	Grade II
82017	SK 05734 80778	25 Market Place	Grade II
82018	SK 05762 80792	Gates, piers and railings to St Thomas's Church	Grade II
82019	SK 05758 80799	Sundial in St Thomas's churchyard	Grade II
82020	SK 0576 8081	Medieval Standing cross, St Thomas Becket Church	Grade II
82021	SK 0577 8082	St Thomas a Becket's Church	Grade II*
82022	SK 0570 8070	Market Cross	Grade II
82023	SK 05703 80701	War memorial	Grade II
82024	SK 0572 8072	Village stocks	Grade II
82025	SK 05742 80731	8 Market Place	Grade II
82026	SK 05758 80772	22 Market Place	Grade II
82027	SK 05713 80687	Williams and Glynn's Bank	Grade II
82028	SK 05726 80689	The Royal Oak Inn	Grade II
82029	SK 05796 80721	27 Market Street	Grade II
82030	SK 05887 80793	Hearse House	Grade II
82033	SK 04926 79902	Marsh Hall Farmhouse and Barn (adjoins application site)	Grade II
82042	SK 05754 80742	5 Terrace Road	Grade II
82043	SK 05749 80738	3 Terrace Road	Grade II

Conservation Areas

Description
Chapel-en-le-Frith Conservation Area

Non-Designated Assets

Reference	National Grid Reference	Description
3556	SK 043 796	Undated circular enclosures
3561	SK 03766 79511	Combs Reservoir
3563	SK 054 808	Stone station building, water tank and goods shed
3565	SK 057 811	Ferodo Works and Sovereign Mills
3573	SK 058 809	Two corbel ends - stone heads
3588	SK 0542 8011	Earthwork bank
29910	SK 04141 79969	Former smithy
30908	SK 0585 8078	Methodist chapel
30920	SK 0582 8084	Sexton's Hut
30922	SK 0576 8079	Former Cockpit in St Thomas a Becket's churchyard. Circular stone wall around a tree
30924	SK 0473 8031	Milestone
99017	SK 19070 82708	Sparrowpit Gate Road. Early turnpike from Sheffield to Chapele-en-le-Frith.