

# Heritage Statement

**83 St Mary's Road,  
Glossop,  
SK13 8JB**

**On behalf of:  
T Johnson**

**September 2018**

## Introduction

This Heritage Statement has been prepared by Magnus Technical Engineering on behalf of Tina Johnson in support of their application for a rear dormer at 83 St Mary's Road, Glossop, SK13 8JB.

A small rear extension is sought to enable the applicants to increase their living accommodation. The property is located within the St James Conservation Area.

The aim of this statement is to assess the potential impact of the proposal and advise on possible alternative approaches in order to ensure that no necessary harm occurs to the significance of the heritage asset.

This statement has consulted the following planning guidance:

- National Planning Policy Framework 2018 (Particularly section 16 which refers to the Conservation and enhancement of the historic environment).
- Planning practice guidance - Conserving and enhancing the historic environment- Conserving and enhancing the historic environment.
- Historic England Planning Advice provides supporting information on good practice and how national policy and guidance can be applied.
- High Peak Local Plan 2018

It is understood that this assessment will supplement the current planning application.

## Site Evaluation

The site is situated on a residential street and within an area of predominantly residential dwellings.

Number 83 is on the east side of the side and is part of a nearly identical row of terraced housing. The housing is two storey, constructed of facing stonework with stone window and door surrounds. There is a variety of fenestration on the road and many of the stone window and door surrounds have been painted.

In order to increase space in the property, consideration was given to the visual impact and to the likely cost of any addition. A simple box dormer was chosen as a result of this assessment.

The rear dormer will not be visible from any public highway and is very similar to the one constructed at number 77.

## Site Location

83 St Mary's Road,  
Glossop,  
SK13 8JB



## Heritage Asset Designations

The site is situated within the St James Conservation area. The conservation area is a designated heritage asset.

## Proposed Works

The proposals considered within this statement are located to the rear elevation, and is facing away from the highway. The proposals also sit entirely within its site boundaries.

It will generally comprise of the erection of a rear box dormer extension to provide additional bedroom space in the loft. This will be a valued extension to the existing house.

The rear dormer extension will not be visible from any of the surrounding roads. As previously mentioned, there is a similar box dormer extension, 3 doors down, at number 77.

## Building Assessment

The property is a traditional mid-terrace house and falls within the St James Conservation Area. The surrounding area is characterised by residential properties.

It consists of a two-storey, 3 bedroom dwelling with a traditional layout. It is constructed of stonework, brown timber glazed windows and stone dressings under a slate roof.

## Heritage Values

An appraisal of the heritage values associated with the building and the conservation area has been carried out, with particular interest in how these values might be affected by the proposals. The appraisal process, which in terms of depth is proportionate to the nature of change, relates to the range of heritage values as outlined by Historic England.

*The purpose of assessing heritage values is to develop a clearer understanding of the sites significance – whether physically manifest (e.g. architectural features) or in some other less tangible form (e.g. historical associations) so as to enhance the objective appraisals of proposals for change. In essence this follows the approach generally advocated by Historic England, whereby necessary change in the historic environment is intelligently managed.*

Owing to the nature of the proposed work, which involves a small rear dormer extension, the assessment of the heritage values in the context of the conservation area is proportionately brief.

## Evidential Value

The evidential value of the rear dormer extension of the site by the proposed changes is very low, verging on non-existent.

## Historical Value

Historic England suggests that;

*“historical value derives from 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”*

The areas under scrutiny within this statement are neither historically significant nor crucial to the historical value of the place.

## Communal Value

Historic England suggests that;

*“communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory”*

The value is enhanced by the proposals in a manner that does not impact on other values within the conservation area.

## Aesthetic Value

Historic England suggests that;

*“aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place”*

The principal aesthetic value of the houses lies in the elevation facing St Mary's Road. They are prominent elevations within the conservation area. Conserving the aesthetic value of the building is the primary aim of the conservation area management plan. The proposals relate to the elevation facing away from the highway and therefore do not impact on this value in any way.

## Statement of Significance

The conservation area at St James recognises the areas special architectural or historic character and appearance. It aims to preserve or enhance these qualities by controlling future development.

Area 1 (Hollin Cross / St Mary's Road contains a predominance of high density two-storey terraced housing which displays the prevalent form of post bye-law house style and layout. The dwellings are constructed of local gritstone with a mixture of blue slate and stone flag roofs.

With regards to the 83 St Mary's Road, any proposed changes considered within this statement, can be readily accommodated without any negative impact upon the significance of the place.

## Analysis of the Proposed Works

Given the significance included in the section above, it is possible to develop a more objective assessment of the proposal to change the rear of the dwelling and determine how these might affect its significance.

Given the minimal nature of the proposed works and the fact that they are being carried out away from important public views of the conservation area, it is very clear that none of the above policy drivers are particularly relevant in this instance. That said the proposals are aimed at improving the residential potential of 83 St Mary's Road, therefore it could be said that they serve to sustain a heritage asset through securing its continued use.

## Summary and Conclusion

This heritage statement has confirmed that the proposed changes to the existing property serve a practical purpose without imposing any negative impact upon the significance of the building or the conservation area. They therefore appear to satisfy National and Local Planning Policy.