

Design, Access and Heritage Statement

September 2022

***Planning and Listed Building Consent for single storey
extensions and internal alterations at***

Bower Cottage, Whitle Fold, New Mills High Peak SK22 4EF

- **Applicant**
Steve and Gemma Sidebottom
- **Planning Authority**
High Peak Borough Council
- **Proposal**
Single storey extensions and internal alterations
- **Location**
Bower Cottage, Whitle Fold, New Mills High Peak SK22 4EF
- **Agent**
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1.00 Introduction

This application is prepared following instruction from the applicants, Steve and Gemma Sidebottom.

The Heritage Assessment element of this document follows the guidelines set out in Historic England Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (Historic England 2019). This recommends a 5-stage approach to decision-making in applications affecting heritage asset:

- Stage 1: Understand the form, materials and history of the affected heritage asset(s), and/or the nature and extent of archaeological deposits.
- Stage 2: Understand the significance of the asset(s)
- Stage 3: Understand the impact of the proposal on that significance
- Stage 4: Avoid, minimise and mitigate negative impact, in a way that meets the objectives of the NPPF
- Stage 5: Look for opportunities to better reveal or enhance significance

The assessment is also mindful of the staged approach described in Principles of Cultural Heritage Impact Assessment in the UK (IEMA/IHBC/CIIfA 2021). This good practice guidance document identifies two main principles and six analytical stages that allow Cultural Heritage Impact Assessment (CHIA) to be used to make informed decisions about the sustainable management of cultural heritage assets:

- a. Understanding cultural heritage assets:
 1. Describing the asset;
 2. Ascribing cultural significance; and
 3. Attributing importance.
- b. Evaluating the consequences of change:
 1. Understanding change;
 2. Assessing impact; and
 3. Weighting the effect.

2.00 Background – Understanding the Asset

The building subject of this application, Bower Cottage, is Grade II listed and located within the Hamlet of Whitle within the Whitle conservation area.

Bower Cottage was listed on 19th September 1977 and the listed entry states:

'NEW MILLS WHITLE BANK ROAD 1.5172 (North Side) 3 Barns to Bower House Farm SJ 98 NE 2/103II GV2. Widely-spaced range of 3 barns in coursed stone with stone slate roofs. C17 and C18.

Listing NGR: SJ9992586684'

Bower Cottage forms part of a cluster of buildings located within the Whitle Conservation Area most of which are Listed. Figure 1 is an extract from High Peak Borough Council's 'Whitle Character Appraisal' showing the extent of the Conservation Area and Bower Cottage outlined in red. Figure 1 clearly shows there was a structure attached to the northeast elevation.

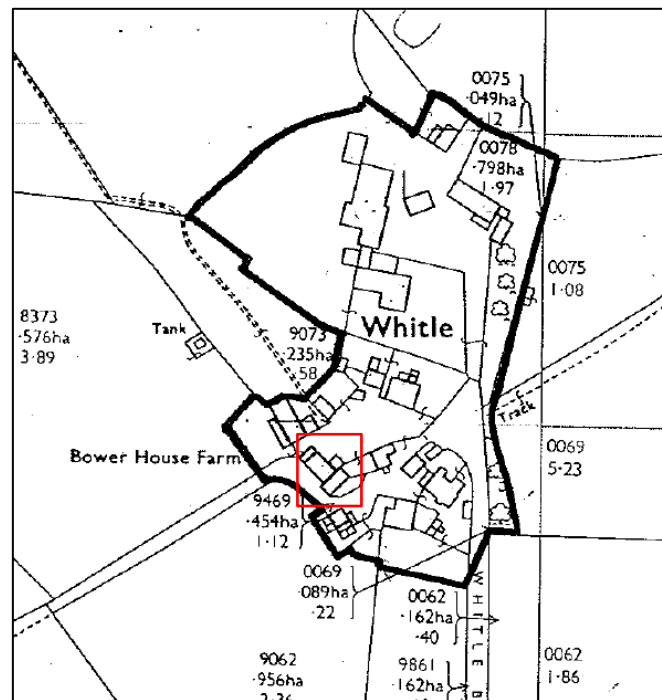


Figure 1: Whitle Conservation Area

The Hamlet has developed in a dense and irregular form as a group of farmhouse dwellings and agricultural buildings dating from the seventeenth and early eighteenth century.

Many of the adjacent properties have been subject to changes, including extensions, alterations and conversions, these include:

- Bower House – New Garage under HPK/2004/0742
- Century Cottage – Single storey side extension HPK/2002/0425 and 0424

- Century Cottage – Two storey side extension HPK/2001/0261 and 0160
- Hill Top Cottage – New Porch HPK/2018/0549 and 0541
- Hill Top Cottage – Conversion of First Floor HPK/2012/0529
- Fold House – Single storey extension HPK/2003/0252
- Bower Cottage - Conversion of Barn HPK2014/0556 and 0555
- Bower Cottage – Restoration of cottage HPK/0003/4096 and 4095

The above list is not exhaustive.

Figure 2 is a photograph of Bower Cottage prior to the restoration under HPK/0003/4096 and HPK/0003/4095 for 'RESTORATION OF DERELICT COTTAGE AND DEMOLITION OF LEAN-TO SHED' approved 23/12/94.



Figure 2: Southwest elevation of Bower Cottage Circa 1994 pre restoration.

Figures 3 to 6 show photographs of the existing elevations taken 01/06/2022:



Figure 3: Southwest elevation.



Figure 4: Northwest elevation (part).



Figure 5: Northeast elevation (part).



Figure 6: Southeast elevation.

Bower Cottage is simple in construction with a stone slate pitched roof running northeast to southwest. The walls are gritstone with rusticated quoins to the corners and the door and window surrounds are gritstone. It is clear from Figures 2 and 3 that alterations to the original Southwest elevation have occurred.

3.00 The Proposal

This application seeks approval for single storey extensions to the southwest and southeast elevations and internal alterations.

Figure 7 shows the existing elevations and Figure 8 shows the proposed elevations.

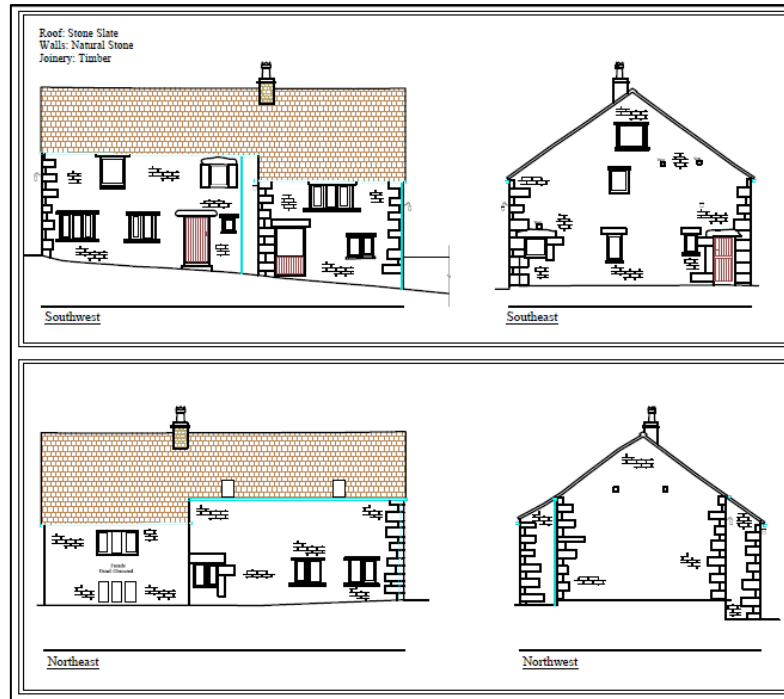


Figure 7: Existing Elevations

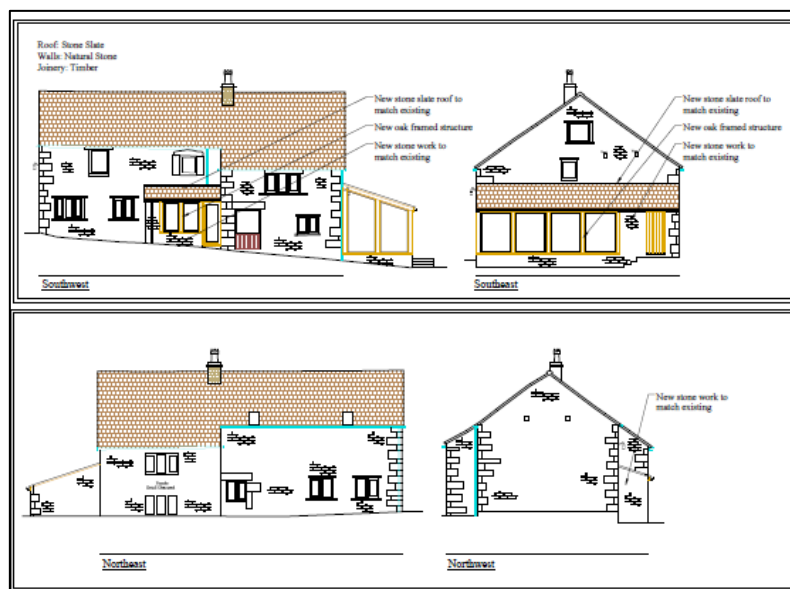


Figure 8: Proposed Elevations

Figure 9 shows the existing ground floor plan and Figure 10 shows the proposed ground floor plan.

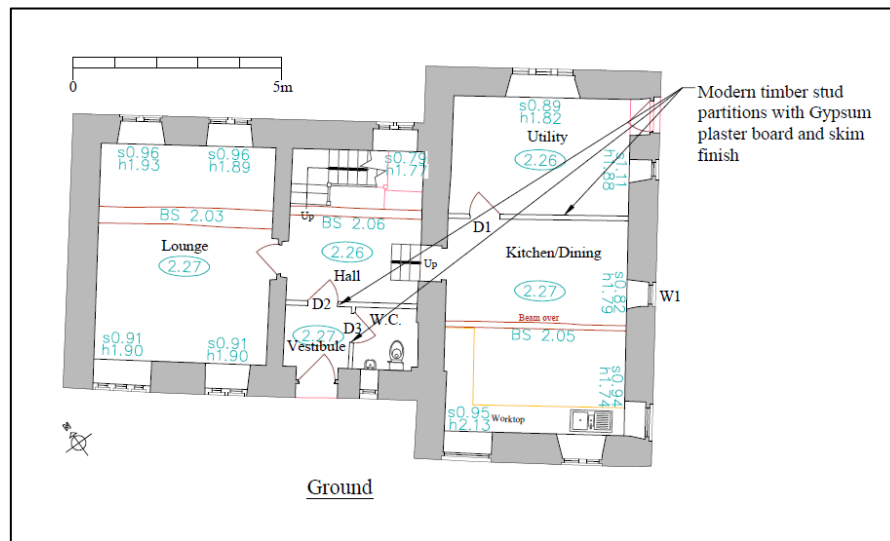


Figure 9: Existing Ground Floor Plan

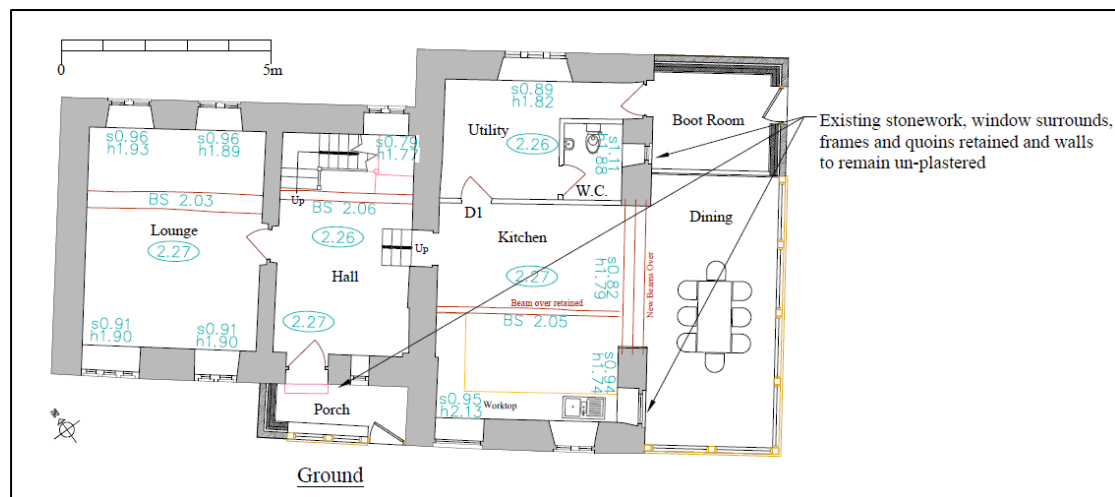


Figure 10: Proposed Ground Floor Plan

A detailed description of the proposal is as follows:

Southwest Porch

The roof cover will be natural stone to match the existing cottage roof. The walls will be natural gritstone to match the existing walls. To the southwest will be a contrasting but complimentary oak framed element consisting of 2 glazed panels and a glazed door.

The internal alterations comprise of removing the modern timber framed stud partitions and modern doors D2 and D3. The existing masonry on the southwest and northwest walls will remain undecorated resulting in the existing masonry features to remain visible.

Figures 11, 12 and 13 show the existing stud partitions and D2 and D3 to be removed.



Figure 11: D2 internal door.



Figure 12: D2 and D3 internal door frames and stud partitions.



Figure 13: D2 door frame.

Figure 14 show the existing elevation features covered by the porch but to remain undecorated.



Figure 11: The existing masonry on the affected areas of the southwest and northwest walls.

Southeast Extension

The roof cover will be natural stone to match the existing cottage roof. The walls will be natural gritstone to match the existing walls. Towards the southwest there will be a contrasting but complimentary oak framed element consisting of 6 glazed panels. Towards the northeast the wall is predominantly gritstone with a timber framed access door.

The internal alterations comprise of removing a section of the existing southeast external wall at W1 and Figures 12 and 13 show the internal and external details at W1.



Figure 12: W1 (external) showing the approximate extent of wall removal outlined in red

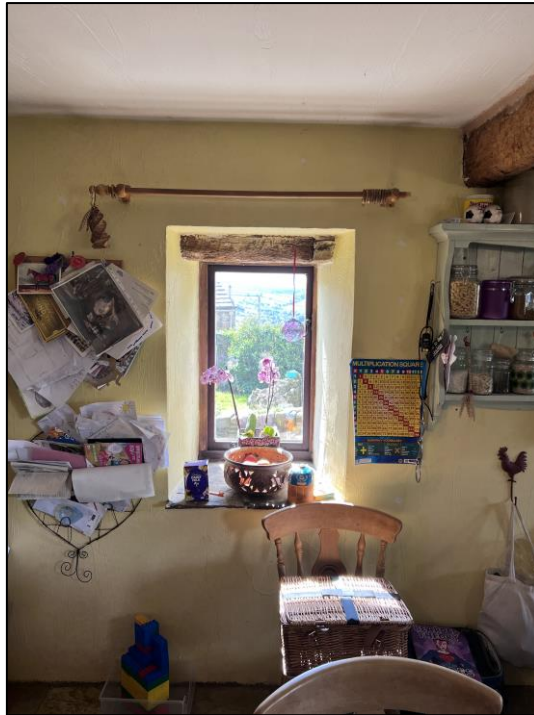


Figure 13: W1 (internal) showing the existing beam to the right to be retained.

The existing masonry on the southeast and wall will remain undecorated resulting in the existing masonry features to remain visible.

The new stud partitions for the WC and dividing the boot room/Dining area will be modern timber studwork finished with gypsum plater board and skim.

4.00 Significance

Assessing significance is a fundamental principle for managing change to heritage assets. Section 12 (para' 128) of the NPPF 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'*.

English Heritage issued 'Conservation Principles' in 2008 which explains its approach to significance and managing change and identified four main aspects of significance: evidential, historical, aesthetic and communal. Within these categories significance can be measured in hierarchical levels as follows:

- **Exceptional** – an asset important at the highest national or international levels, including scheduled ancient monuments, Grade I and II* listed buildings and World Heritage Sites. The NPPF advises that substantial harm should be wholly exceptional.
- **High** – a designated asset important at a regional level and also at a national level, including Grade II listed buildings and conservation areas. The NPPF advises that substantial harm should be exceptional.
- **Medium** – an undesignated asset important at a local to regional level, including local (non-statutory) listed buildings or those that make a positive contribution to the setting of a listed building or to a conservation area. May include less significant parts of listed buildings. Buildings and parts of structures in this category should be retained where possible, although there is usually scope for adaptation.
- **Low** – structure or feature of very limited heritage or other cultural value and usually not defined as a heritage asset. May include low quality additions to listed buildings, and buildings that do not contribute positively to a conservation area. The removal or adaptation of structures in this category is usually acceptable where the work will enhance a related heritage asset.
- **Negative** – structure or feature that harms the value of a heritage asset. Wherever practicable, removal of negative features should be considered, taking account of setting and opportunities for enhancement.

The NPPF states *'The more important the asset, the greater the weight should be'*.

Significance of Bower Cottage

There is no doubt that Bower Cottage, a Grade II listed building located within a Conservation Area, and the surrounding group of buildings are of high significance and value in both historic and conservation terms.

Impact of the proposals

As described above, both Bower Cottage and the surrounding listed buildings have been subject to extensions, alterations and conversions during their recent history.

The proposals have been carefully considered to minimise any harmful impact on both Bower Cottage and the surrounding listed buildings.

As described above, the majority of the external existing features are retained with the exception of a section of the southeast elevation wall at W1.

The scale and form of the proposed extensions are subordinate and proportionate to the existing structure. The use of good quality matching reclaimed materials and the contrasting timber and glazed elements cause no harm to the heritage asset.

By providing additional space for the applicants and their growing family, the proposals, and the significant investment implementing them would entail, would help secure the future of the listed building.

5.00 Access

Access is provided to the property via the existing vehicular and pedestrian access.
The access arrangements are unchanged.

6.00 Environmental Analysis

Site stability, contamination and soil types

The property/land would not be designated as contaminated land.

Sunlight and Daylight

The development is not significantly over shaded by other buildings or trees.

Wind and micro climate

The site is partially screened from high winds although in common with most local sites is subject to turbulence as a result of the surrounding high ground.

Flood risk and drainage

The site has no flood risk.

Archaeological and historic features

No heritage assets are adversely affected by the proposals.

Views into and out of the site

The site is not readily visible from outside the immediate site.

Ecological and wildlife

No bird or mammal habitat will be affected by the proposals.

Arboricultural

No trees will be harmed by the proposals.

7.00 Conclusions

In light of the above, we would urge the Local Authority to support the proposals and issue Listed Building Consent and Planning Approval.