

PROPOSED WORKS AT HOLLINKNOLL

CHAPEL-EN-LE-FRITH, HIGH PEAK, DERBYSHIRE



HERITAGE ASSESSMENT

GARRY MILLER
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GARRY MILLER HERITAGE CONSULTANCY

Garry Miller is a heritage consultant, architectural historian and published author who has spent more than 40 years studying and working with buildings of town and countryside, in particular those of North West England. His career as a consultant began in the mid-1980s with the Preston-based Nigel Morgan Historic Building Consultancy, of which he became a partner in 1992 upon its rebranding as Datestone. In 1997 he was commissioned by the Heritage Trust for the North West, a buildings preservation trust based at Barrowford, Lancashire, to produce an in-depth regional study of vernacular houses in southwest Lancashire: the result, *Historic Houses in Lancashire: The Douglas Valley, 1300-1770* was published in 2002. The book was described as ‘scholarship as its best’ by *Country Life* (June 2003), and ‘well analysed and presented’ in *Transactions of the Ancient Monuments Society* (Vol 48, 2004); and was widely cited in the 2006 *Buildings of England* volume on Liverpool and Southwest Lancashire. Extensive research on the houses of Georgian and Regency Liverpool has also been undertaken, with a view to future publication. Following the success of his Douglas Valley book, Garry Miller established his own consultancy, producing analytical and interpretive reports on historic buildings, in particular the heritage assessments required to support planning applications affecting the historic environment. His area of operation encompasses the North West, Midlands, North Wales and parts of Cumbria and North and West Yorkshire. Several local authorities have cited his assessments as examples of best practice, and reports on more than 150 buildings or sites are produced annually.

THIS REPORT

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1: EXECUTIVE SUMMARY

This report supports proposed works at Hollinknoll, Chapel-en-le-Frith, in the borough of High Peak, Derbyshire. Historically a large farmhouse in a moorland setting, Hollinknoll is now a private residence. It is listed at Grade II, and its gatepiers are also separately listed at II.

Proposals have been submitted to High Peak Borough Council for installation of a glazed porch door, replacement of the windows and minor internal alterations. The heritage issue arising is the impact upon the significance (heritage interest and value) of the listed building. It is considered that owing to the nature of the proposal, there is no material impact upon the setting of the gatepiers.

The property appears to have been historically of some local importance, probably of minor gentry/upper yeomanry status. The presence of the gatepiers also testifies to its high standing. At its core is a house of 1593 – the date on the lintel of the inner doorway – which was rebuilt to a centralised form in 1745. Part of this predecessor may have remained as a wing on the west side, which was subsequently replaced by a new wing in 1903.

The Grade II designation of Hollinknoll denotes it is of national importance. Its significance primarily derives from the intrinsic special architectural and historic interest which has warranted this designation, and can be summarised as follows:

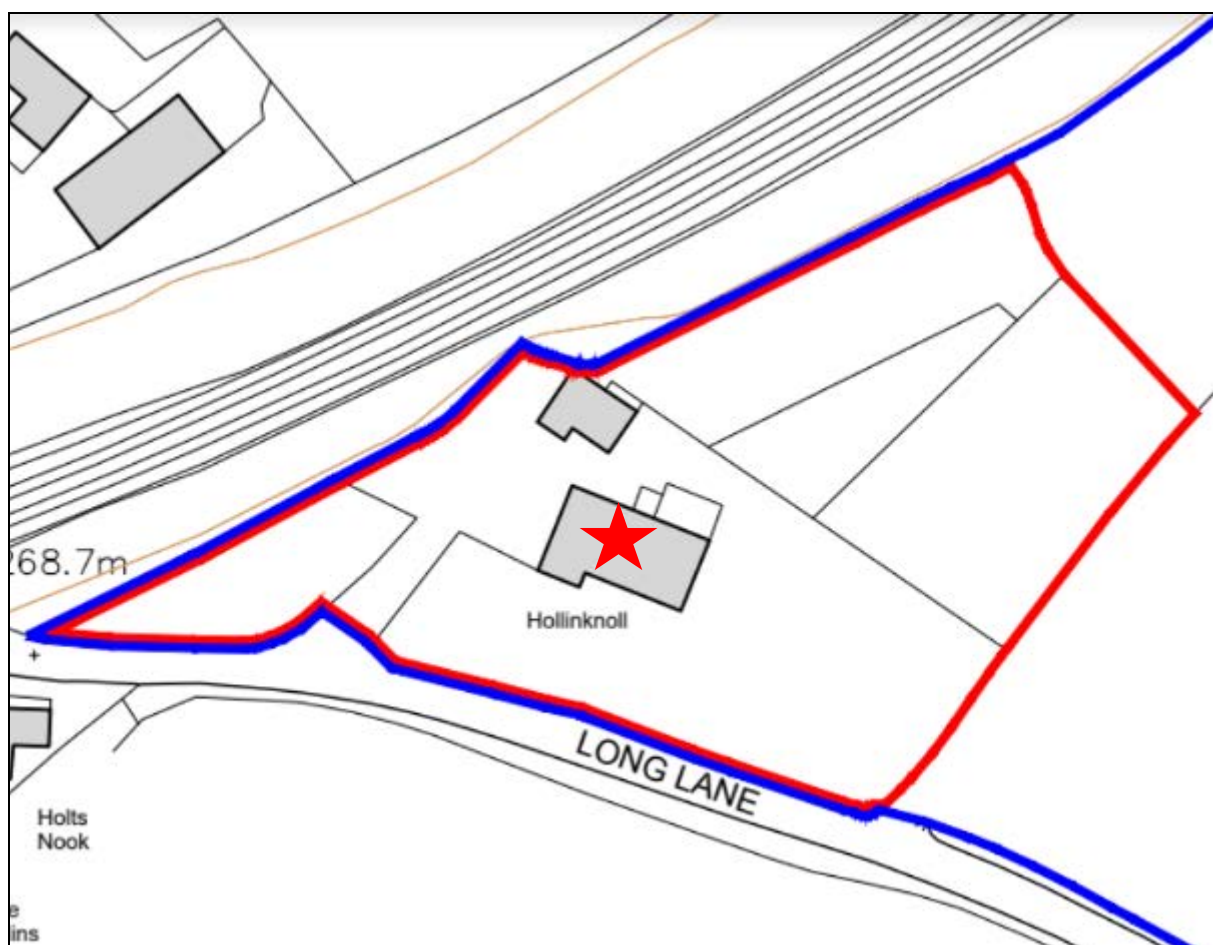
- Its architectural and historic interest as a substantial house developed in three key phases, beginning with a predecessor of 1593 that was rebuilt to centralised form in 1745 with its west wing rebuilt in 1903
- This significance derives primarily from the 1593 and 1745 elements as they represent the most historic phases of its evolution
- The 1903 wing is secondary as it is more recent in date
- The group value that exists between the house and its gatepiers
- Its setting within the unaltered context of the surrounding moorland

As regards the proposal, the frameless glazed door is intended to make the presently-open porch weathertight. The interior of the porch will remain visible as it historically has always been, and there will overall be no change to the character of the listed building. It will also provide protection to the 1593 inner doorway. Replacement of the windows is required on the grounds that all the framing is in poor condition. It is demonstrated in this report that the majority of the windows are 20th century: no original framing survives from the core 16th and 18th century phases of the listed building. The windows will be replaced in a like-for-like manner with timber double-glazed units whose framing pattern replicates that which currently exists. The contribution the windows make to the character and appearance of the building will therefore be sustained. The internal works are of a minor nature and involve installation of a new kitchen, WC and first floor ensuite. No historic features will in any way be affected.

For these reasons, it is concluded that the proposal will preserve the significance of the listed building. It thus conforms with national guidance and local planning policy and ought therefore to receive approval without delay.

2: THE SITE

The proposal building is located on the southwestern outskirts of the town of Chapel-en-le Frith, in the borough of High Peak, Derbyshire. Hollinknoll is a large farmer farmhouse, now private residence, situated on the north side of Long Lane overlooking the moorland of the Peak District beyond. The property consists of a main two-storey range dated 1745, which contains remnants of a predecessor of 1593, and a gabled three-storey wing dated 1903. Its original entrance on Long Lane is marked by an tall gatepiers which denote the property was historically of high local status.



Map 1. The application building



1. *Hollinknoll: main body of the house is dated 1745, with gabled 1903 wing beyond*



2. *Gatepiers mark the original main entrance to the site*

3: THE PROPOSAL/SCOPE OF THIS REPORT

3.1 Designation

Hollinknoll is listed at Grade II; it was first designated in 1967. Its gatepiers are also separately listed at II.

3.2 Proposed development

Proposals have been submitted to High Peak Borough Council for installation of a glazed porch door, replacement of the existing windows and minor internal alterations.

3.3 Heritage impact

The heritage consideration arising is the impact upon the significance (heritage interest and value) of Hollinknoll. It is considered that owing to the nature of the proposal, there is no material impact upon the setting of the gatepiers.

3.4 Scope and purpose of this report

Paragraph 194 of Chapter 16 (*Conserving and Enhancing the Historic Environment*) the National Planning Policy Framework (as revised, July 2021) states that in determining applications, local planning authorities should require an applicant to describe the particular significance of the affected heritage asset, including the contribution made by their setting. The scope and purpose of this report is therefore to identify the significance of Hollinknoll and to assess how this will be affected by the proposal. In accordance with paragraph 194, the level of detail is considered proportionate to the importance of the heritage asset, and no more than necessary to understand the impact upon it. The report is to be read in conjunction with other documentation submitted in support of the proposal.

3.5 Report structure

This is as follows:

1. A description of the listed building (Section 4)
2. A summary of the heritage significance of the listed building (Section 5)
3. A summary of the planning policy context within which the application will be determined (Section 6)
4. Evaluation within this context of the impact of the proposal upon the significance of Hollinknoll (Section 7).

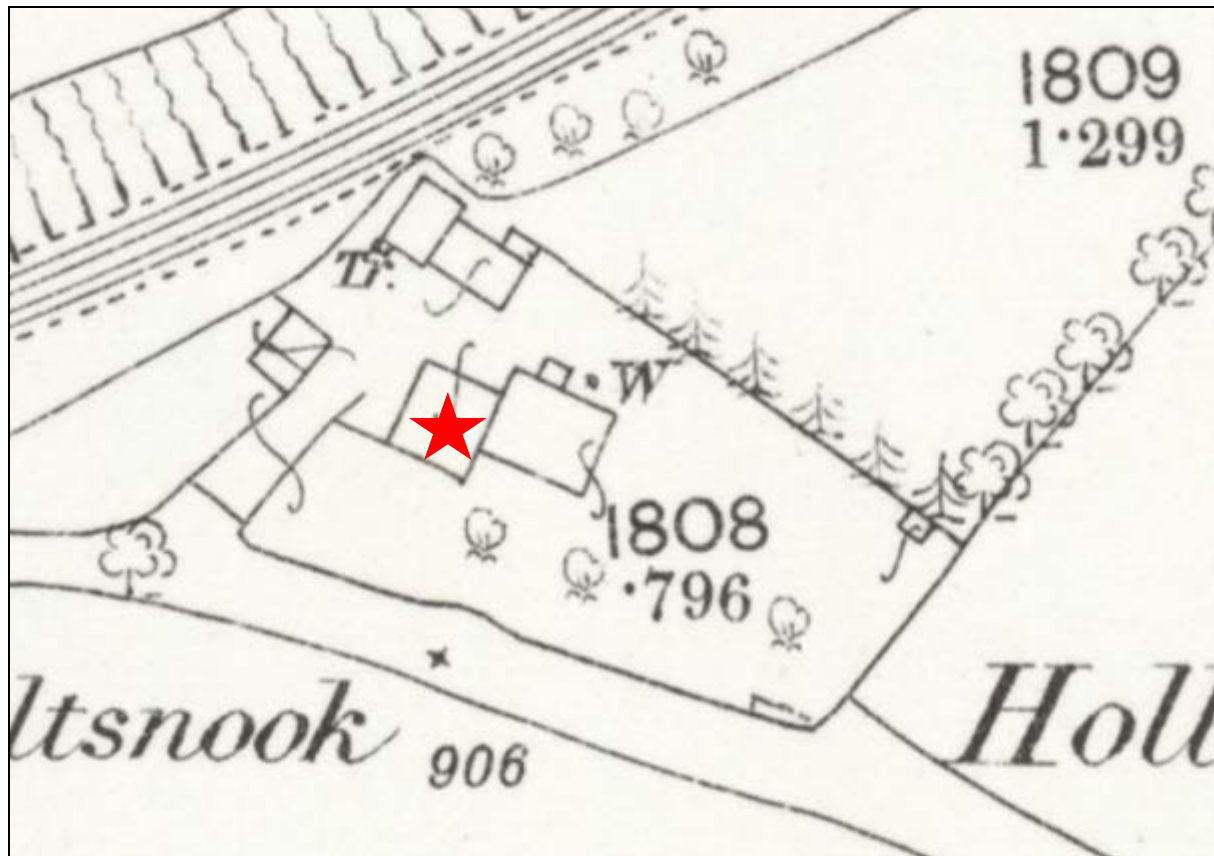
4: THE LISTED BUILDING

4.1 Overview

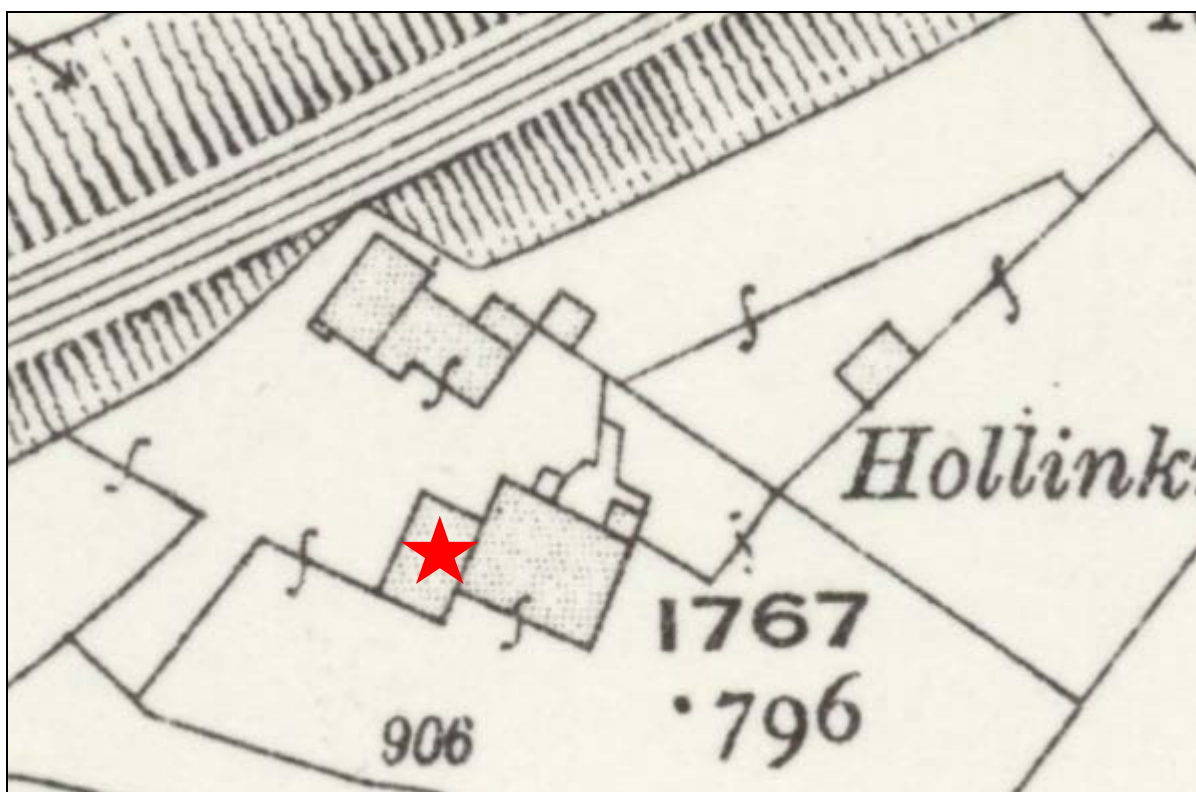
Substantial farmhouse, a 1745 remodelling of an earlier building to which a wing was added in 1903.

4.2 Historical summary

The house appears to have been historically of local importance, most likely of minor gentry/upper yeomanry status. The presence of the gatepiers testifies to its high standing. At its core is a house of 1593 – the date on the lintel of the inner porch doorway – which was rebuilt to a centralised plan in 1745. Part of this predecessor may have remained as a wing on the west side, as shown by the OS mapping of 1877 (Map 2, below). This was subsequently replaced by the present wing in 1903.



Map 2. Hollinknoll depicted upon the 1877 25-inch OS map, with the earlier wing indicated



Map 3. The present wing shown by the edition of 1919

4.3 List description

The National Heritage List for England description of Hollinknoll, compiled in 1984 during the national resurvey undertaken during that decade, reads:

House. 1745 and 1903. Coursed gritstone, with flush dressings and rusticated quoins. Stone slate roof. Stone gable end and ridge stacks. Stone copings, kneelers and scroll brackets to 1903 wing. Two storeys, double fronted facade with projecting later crosswing to west. South elevation - central round headed doorcase with projecting keystone. Recessed porch to inner door with re-used moulded architrave and carved lintel, dated 1593. Either side 3-light flush mullion windows. Similar windows above. Over door, datestone of 1745 and small glazing bar sash. Western crosswing, dated 1903, has tripartite window with heavily moulded architrave, window divided by stone columns. Above, venetian window with similar architrave.

The list description of the gatepiers reads:

Pair of gate piers and gates. C18 and early C20. Gritstone and wrought iron. Square rusticated stone piers, six feet high. Moulded cornice surmounted by ball finials. C20 pair of wrought iron gates, each gate with four vertical bars, topped with dartheads, arranged in sloping curve at top. Tied below dartheads with circles. At base, grid of multiple vertical bars tied by diagonal bars with central circle. Included for group value.

4.4. Further analysis

- a. **Evolution.** As noted above, the house is a 1745 remodelling of a late 16th century predecessor. The main range is the result of this rebuilding, but retains some characteristics of its predecessor including the 1593 doorway and on the rear elevation a former six-light mullioned window. The front elevation windows are also mullioned, but of taller proportions and therefore accord with the 1745 date. The 1903 wing draws some of its characteristics from the latter, with a three-light ground floor window on the front elevation (with columns as mullions) and a Venetian window above. The wing is of three stories, with a basement accommodated in the fall of the ground at the side and rear.
- b. **The porch.** The existing porch is recessed and open, with a round-arched keystone lintel that is typical of the 1745 date. The inner door has a flat arch and an inscription incorporating the date 1593. It seems likely that the recessed porch preserves an arrangement that existed during the 1593 phase.
- c. **Windows.** None of the present frames belong to the core 16th/18th century phases of the listed building: the majority are 20th century. The three-light windows of the 1745 main block have vertical sashes of eight panes in the central light, with eight fixed panes to the outer lights. These are all unlikely to be original as one would expect casements and not sash windows in mid-18th century mullioned windows. The window over the porch is a 12-light sash, which again will not be original. The likely date of all the front elevation windows of the main block seems early-mid 20th century. Its rear elevation has a variety of openings. On the left side of the ground floor is a what was originally a six-light mullioned window of 16th century date but with just three mullions (including central king mullion) now remaining. The framing is late 20th century. On the first floor above this is an 18th century two-light window with square-cut mullion and non-original small-framed panes, which are early-mid 20th century. Next to this is a small late 20th century three-pane fixed window (lighting a space beneath the stair) while above it is a stairlight in the form of a 12-pane sash, early-mid 19th century. This not the original stair window however, as the blocked remnants of the one it replaced can be seen beneath. To the right is a 20th century glazed door, right of which is a mid-later 19th century six-pane sash and on the first floor a mid-19th century 16-pane sash. The windows of the wing all repeat the small-pane pattern, the front elevation windows with 12-pane central sashes and fixed eight pane sashes in the outer lights. The rear elevation continues the eight pane pattern, while the side elevation shows some variation with two-light, 12-pane windows on the first floor and fixed 16-pane basement windows. While all these windows may date from 1903, it is also possible that they are later replacements, perhaps mid-century.



3. *Front elevation of the building: windows are early-mid 20th century*



4. *The present open porch: inner doorway dated 1593*



Front Elevation



Rear Elevation

5. Front and rear elevation showing window framing patterns



6. *The originally six-light window on the rear elevation*



7. *Sash window replacing original stairlight, now blocked beneath*



8. Mid-late 19th century six-pane sash right of door, 16-pane sash above



9. Main block front windows are probably early-mid 20th century: this one is above the porch

5: SIGNIFICANCE OF THE LISTED BUILDING

5.1 Rationale

Paragraph 195 of the National Planning Policy Framework states local planning authorities should identify and assess the particular significance of a heritage asset, including its setting, and take this into account when considering the impact of a proposal in order to avoid or minimize conflict between the asset's conservation and any aspect of the proposal. Significance is defined in the NPPF Glossary as:

The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

5.2 Summary

The Grade II designation of Hollinknoll denotes it is of national importance. Its significance primarily derives from the intrinsic special architectural and historic interest which has warranted this designation, and can be summarised as follows:

- Its architectural and historic interest as a substantial house developed in three key phases, beginning with a predecessor of 1593 that was rebuilt to centralised form in 1745 with its west wing rebuilt in 1903
- This significance derives primarily from the 1593 and 1745 elements as they represent the most historic phases of its evolution
- The 1903 wing is secondary as it is more recent in date
- The group value that exists between the house and its gatepiers, the latter also testifying to the status of the property
- Its setting within the unaltered context of the surrounding moorland

6: PLANNING POLICY CONTEXT

6.1 Statutory duty

Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to give special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest.

6.2 Relevant policies

Section 16 of the National Planning Policy Framework provides the guidance on how these statutory duties are to be put into practice. Paragraph 197 states that in determining applications, local planning authorities should take account of:

- *The desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation*
- *The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality, and*
- *The desirability of new development making a positive contribution to local character and distinctiveness*

Regarding designated heritage assets, paragraph 199 states that ‘*great weight*’ should be given to their conservation and the more important the asset, the greater that weight should be; and that significance can be lost through development within its setting.

Locally, the key policy is EQ7 (Built and Historic Environment) of the High Peak Local Plan, adopted 2016. This states that heritage assets will be conserved in a manner according to their significance, taking into account the desirability of sustaining and enhancing this significance and ensuring that development proposals contribute positively to the character of the built and historic environment.

7: IMPACT OF THE PROPOSAL

7.1 Summary of the works

To recap, the proposed works involve installation of a glazed porch door, replacement of the windows and minor internal alterations and are fully detailed on the submitted drawings.

7.2 Their effect

a. Porch. The proposal is to fit a frameless glazed door to in order to make the presently-open porch weathertight. The interior of the porch will remain visible as it historically has always been, and there will overall be no change to the character of the listed building. It will also provide protection to the 1593 inner doorway. The proposal will therefore preserve the special interest and significance of Hollinknoll.

b. Windows. Their replacement is sought on the grounds that the framing of all the windows is in poor condition. It has been demonstrated in this report that the majority of the windows are 20th century: no original framing exists from the core 16th and 18th century phases of the listed building. The proposal is to replace the existing windows in a like-for-like manner with timber double glazed units whose framing pattern replicates that which currently exists. The contribution the windows make to the character, appearance and special interest of the listed building will therefore be sustained.

c. Internal works. These are of a minor nature and involve installation of a new kitchen, WC and first floor ensuite as shown upon the submitted drawings. No historic features will in any way be affected by the works. No harm will therefore ensue.

7.3 Conclusion

For the reasons given above, it is concluded that the proposal will sustain the special interest and significance of the listed building. The proposal is thereby in accordance with national planning guidance as established in paragraphs 197 and 199 of the NPPF along with local policies EN5 and DM47, and ought therefore to receive approval without delay.