

9 HAYFIELD ROAD, CHAPEL-EN-LE-FRITH

Town End Conservation Area Heritage Assessment, August 2022

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1. Introduction

1.1 9 Hayfield Road is located within the Chapel-en-le-Frith - Town End Conservation Area. Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.

1.2 This report summarises the special interest of the conservation area in the vicinity of 9 Hayfield Road, including the contribution made by the property itself; and assesses the impact of the proposed development on that special interest (or significance), in accordance with paragraph 194 of the National Planning Policy Framework (NPPF).

2. Special Interest of the Town End Conservation Area (around 9 Hayfield Road)

2.1 The Town End Conservation area was designated on 1st May 2004. The Borough Council's Landscape Character document identifies Chapel-en-le-Frith as an urban area lying within settled valley pastures. The underlying geology is gritstone and shale.

2.2 The first edition Ordnance Survey Map of 1883 (surveyed in 1878-79) shows the conservation area largely undeveloped to the north of Hayfield Road East, with development mostly to the south of Hayfield Road and along Market Street. To the north were fields and Bowdenhay Mill. The existing pair of houses at the junction between Bowden Lane and Hayfield Road East can be seen, with a pair of cottages further up the lane on its east side.

2.3 The second Edition Ordnance Survey Map of 1898 shows new development extending north along the west side of Hayfield Road, with a small amount of new development to its east side, near its junction with Bowden Lane, including the pair of large semi-detached villas at 9 and 11 Hayfield Road. Some additional cottages can also be seen to the south side of the junction between Hayfield Road and Hayfield Road East.

2.4 The third Edition Ordnance Survey Map of 1921 shows further development extending north along the east side of both Hayfield Road and Bowden Lane, largely reflecting the layout of the area today.

2.5 This part of the Town End Conservation Area developed in a relatively short space of time, and its character and appearance reflect this, with late 19th - early 20th century 2-storey dwellings of similar size, massing and style, and with a consistent use of traditional building materials. The use of gritstone in the construction of buildings (walling, dressings and chimneystacks) and for the boundary walls that line the roads, is a distinctive feature of this part of the conservation area. Roofs are predominantly of Welsh blue slate. This uniformity of materials gives a strong sense of unity to the conservation area and makes a key contribution to its special interest.

2.6 A distinctive feature of this part of the conservation area is the use of higher-status, coursed, squared gritstone for building elevations facing onto the public domain, with lower-status, rubble gritstone roughly laid to courses for rear and less visible side elevations. The consistent use of higher-status coursed stonework for more visible elevations makes an important contribution to the character and appearance of the conservation area.

2.7 The open green area which exists today to the south side of 9 Hayfield Road, is clearly shown on the 1883 map, separated from the field to its north by a boundary wall. It largely remains visible as an open space on the later Ordnance Survey maps following development of the area, albeit with a small group of buildings extending part-way along its northern boundary from Bowden Lane (first visible on the 1898 map) and a further linear outbuilding shown extending along the eastern edge of the plot on the 1921 map. These additional buildings no longer exist, and the Hayfield Road-Bowden Lane junction has been widened, removing the southern corner of the area. What remains, however, is an important open green space within the conservation area today, and is also of some historic interest.

3. Contribution of 9 Hayfield Road to the Special Interest of the Town End Conservation Area

3.1 9 / 11 Hayfield Road - of traditional stone construction with a Welsh blue slate roof and stone coped gables - is one of the earliest buildings to have been constructed in this part of the Town End Conservation Area.

3.2 The decorative, arched lintel to the central first floor window gives the date of construction as 1878 (presumably after the first Edition Ordnance Survey map was surveyed), and a name - "Townend Villas".

3.3 Both the west (front) and south (side) elevations of the property face onto the public domain, and are characteristically of higher-status coursed squared gritstone, with the less visible north and rear elevations of rubble gritstone roughly brought to courses.

3.4 The frontage facing onto Hayfield Road displays decorative detailing of architectural interest, not seen on other properties within this part of the conservation area. These include ornate gritstone dressings to windows and doors, a decorative sill band, and pick-tooled gritstone to the courses below the bay windows and to the projecting quoins, the latter including decorative moulded stone features projecting above eaves level.

3.5 The building is located in a prominent position at the junction of Hayfield Road, Bowden Lane and Hayfield Road East, with its south elevation particularly visible across the open grassed area when approaching from the south.

3.6 The building's traditional stone-built form, its higher-status stonework to principal elevations and its unusual decorative detailing make a positive contribution to the special interest of the Town End Conservation Area, in views from the south / south-east and from along Hayfield Road.

4. Impact of the current proposals on the Special Interest of the Town End Conservation Area

4.1 The pair of houses at the junction with Bowden Lane and Hayfield Road East, which are visible on the 1883 Ordnance Survey map, include a single-storey stone-built side extension with a slate roof, facing onto the open green space. This appears to be of some age, with blocked openings visible. A further small, single-storey, stone-built lean-to can be seen close by at 6 Bowden Lane. A precedent already exists, therefore, for small, single-storey, stone-built lean-to side extensions in this part of the conservation area.

4.2 In order to minimise its visual impact, and to ensure that it harmonises with the parent building and is sympathetic to the character of the conservation area, the proposed single-storey, mono-pitched lean-to extension attached to the south side of 9 Hayfield Road should be of coursed, squared gritstone construction, with a blue slate roof. The stonework and coursing should match that to the south elevation of the principle building.

5. Summary

5.1 If constructed as described above, the proposed development will have a negligible impact on the special interest of the Chapel-en-le-Frith - Town End Conservation Area. There will be no harm to its significance.