

Supporting Design, Access and Heritage Statement

September 2022

The Old Post Office, New Road, Buxworth SK23 7NH

- **Applicant**
Graham and Lynda Keyworth
- **Planning Authority**
High Peak Borough Council
- **Proposal**
New porch and boundary wall
- **Location**
The Old Post Office, New Road, Buxworth SK23 7NH
- **Agent**
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1.00 Background

The Property lies within Buxworth, within the Conservation Area and is not listed.

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.

Figures 1 and 2 show the affected elevations.



Figure 1: Front Elevation



Figure 2: Front Elevation looking from the west

The properties on this section of new road are terraced houses and have a small margin between the front elevation wall and road edge. There are numerous porches along this section of road which vary in design and a common feature along the road edge are low natural stone boundary walls, as shown in Figures 3, 4 and 5



Figure 3: Front Elevations looking from the west



Figure 4: Front Elevations looking from the west



Figure 5: Front Elevations looking from the west

2.00 Background and Understanding the Asset

The building subject of this application is not listed but lies within the conservation area.

As described in detail above, there are a number of porches along the terraced houses adjacent the property.

The Church of St James is a listed building and lies 80m to the west, set back from the road frontage.

3.00 The Proposal

This application seeks consent for a new timber framed porch and a low boundary wall adjacent the Highway.

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

The property is not listed but located within The Conservation Area. Given it is a common building form with modest architectural merit, its significance could be considered as medium.

However, there is no doubt that the wider conservation area and the listed building mentioned above, are of high significance and value in both historic and conservation terms.

Impact of the proposals

The proposals have been carefully considered to minimise any harmful impact on both the surrounding listed buildings and the wider Conservation Area.

The scale and form of the proposed extension is proportionate to the adjacent porches along the terrace. By using good quality and matching reclaimed materials the proposals cause no harm to the heritage asset.

The new porch will have a pitched roof covered with blue slate and the joinery will be painted timber. The porch has an external footprint area of 2m².

The low boundary wall will be natural stone.

5.00 Conclusions

In conclusion, the proposals will cause no harm to and enhance the conservation area.