

Design, Access and Heritage Statement

February 2023

49 Kinder Road Hayfield SK22 2HS

- **Applicant**
David and Liza Harrison
- **Planning Authority**
High Peak Borough Council
- **Proposal**
Single storey link extension to annexe and alterations to windows and doors
- **Location**
49 Kinder Road Hayfield SK22 2HS
- **Agent**
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1.00 Introduction

This application is prepared following instruction from the applicants.

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/CIfA 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 and Understanding the Asset

The building subject of this application, 49 Kinder Road, is not listed but lies within the Hayfield conservation area.

Figure 1 shows the location of #49 and its relationship with 3Nr Grade II listed buildings to the south and southwest:

1. Fox Hall
2. Fox Hall Barn
3. The Royal Hotel

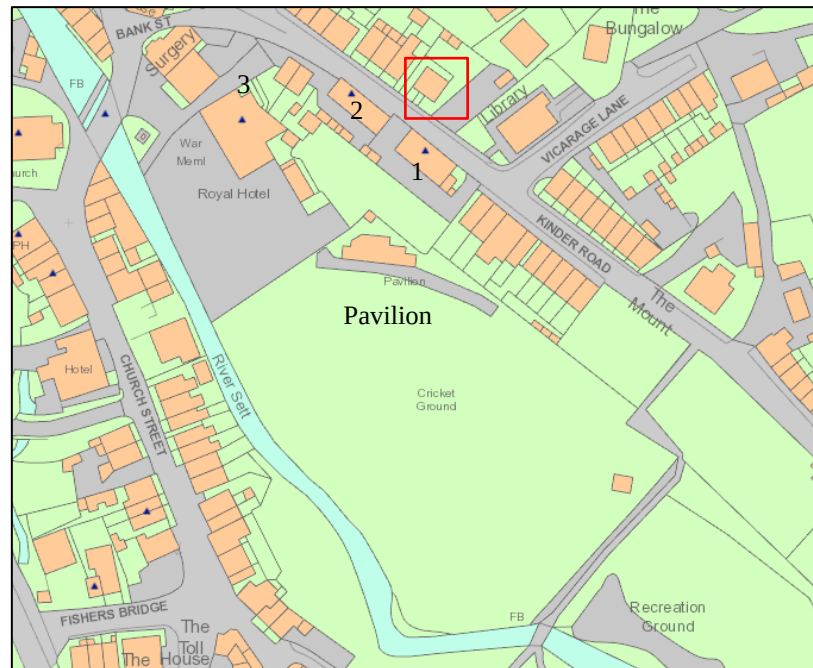


Figure 1: Location Plan

The property was built circa 1890 and was extended in 2013 (HPK/2013/0186). These extensions included a single storey sedum flat roof extension and the construction of an annexe (currently a Yoga room).

Figures 2 to 5 show the current elevations.



Figure 2: Southwest Elevation (front, facing Kinder Road).



Figure 3: Southeast Elevation (side)



Figure 4: Northwest Elevation (side).



Figure 5: Northeast Elevation (rear).

Figures 6 and 7 show the current elevations and floor plans.



Figure 6: Elevations as Existing

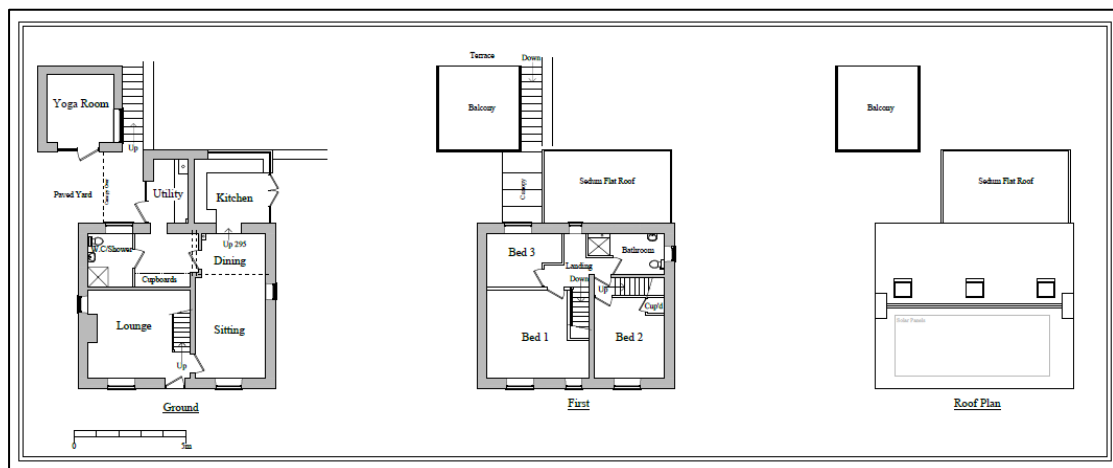


Figure 7: Floor Plans as Existing

The property is simple in construction with a blue slate pitched to the original property and sedum flat roof to the rear extension, the walls are natural gritstone and the joinery is painted timber frames and powder coated aluminium frames.

3.00 The Proposal

This application seeks approval for a single storey rear extension which links to the existing 'Yoga' room and alterations to windows and doors

Figure 8 shows the proposed elevations and Figure 9 the proposed floor plan.

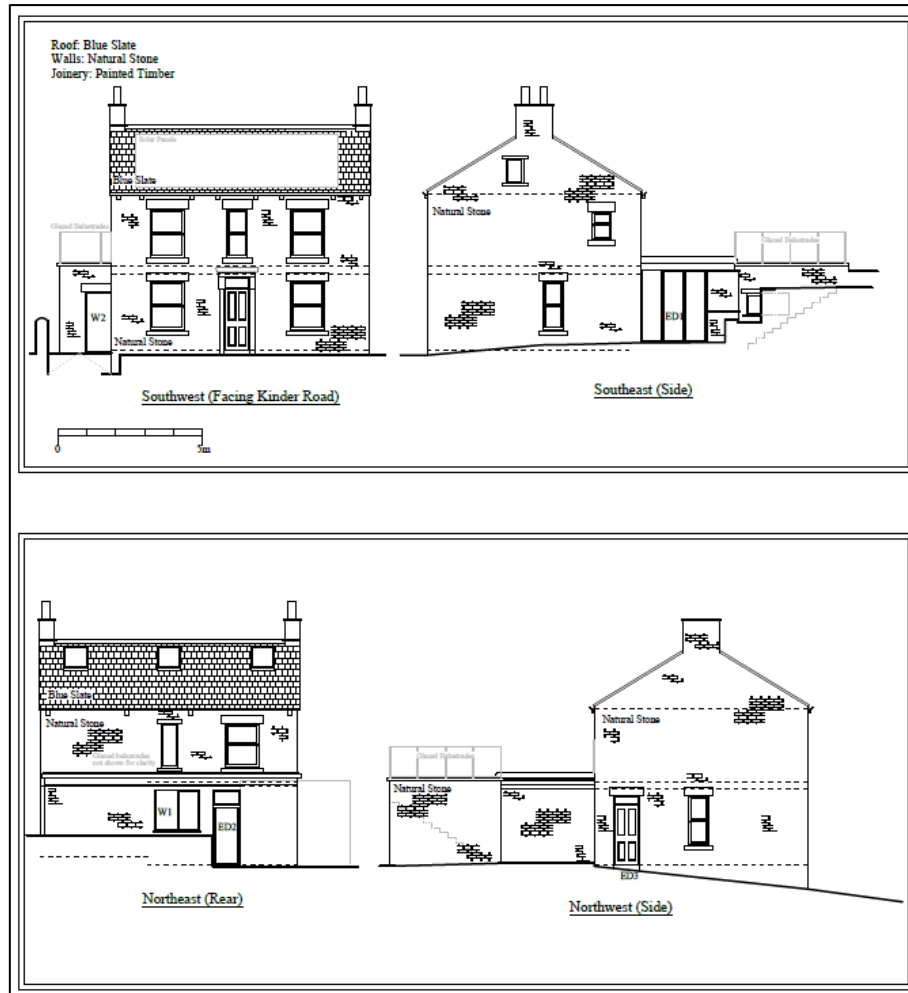


Figure 6: Proposed Elevations

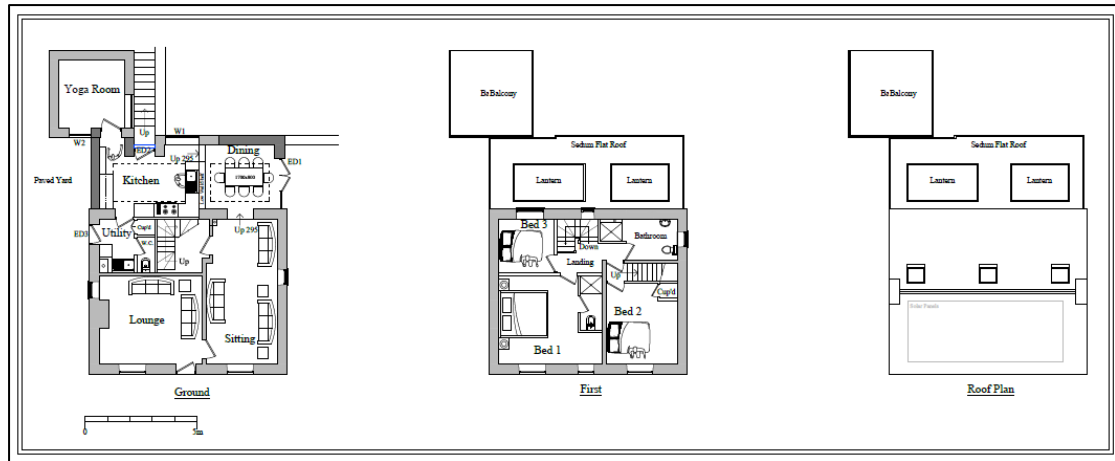


Figure 7: Proposed Floor Plans

The materials proposed will match the existing: flat roof cover will be sedum to match the existing; walls natural gritstone and joinery painted timber frames and powder coated aluminium.

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 the Property

The Property is not listed but located within The Hayfield Conservation Area. It is a prominent building along Kinder Road and lies opposite Listed Buildings and should be considered as having medium significance.

However, there is no doubt that the surrounding group of buildings, particularly the listed buildings 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 existing structure. By using good quality and matching reclaimed materials the proposals cause no harm to the heritage asset.

5.00 Access

Access is provided to the property via the existing vehicular and pedestrian access off Kinder Road. 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.

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 Planning Approval.