

Conservation Response.

Date: 08/08/2023.

File/Application ref: HPK/2022/0484.

Case Officer: Rachael Simpkin.

Proposal: 'Proposed glamping site, to include 10 glamping units, 5 for facilities and covered parking for 10 cars'.

Site Address: Land off Long Lane, South of Chapel-en-le-Frith High School, Derbyshire, SK23 0TQ.

Dear Rachael,

With regard to my initial response dated 13/02/2023, in viewing the Design and Access statement and the revised copy side by side, there does not seem to be said revisions made.

The inclusion of a Heritage Statement now notes Policy EQ7, noted with thanks, and begins to discuss setting in a limited fashion, associating setting directly with the immediate surroundings of a heritage asset of which I do not agree with. Historic England guidance too recognises *setting by definition is not fixed* and I will add is not limited to literal line marks on modern maps, nor is it limited to collections of trees surrounding a site acting in modern terms as visual barriers.

At 2.1 of the Heritage Statement, a listing building is noted, but which one for this discussion is not identified.

At 7.12 of the Heritage Statement onward, all heritage assets concerned apart from GII Bank Hall Lodge and its stone piers have been acknowledged. Its historic association and part of setting to Bank Hall has not been considered. It is unknown why this has been omitted from the assessment when it lies somewhat closer than the Station noted at 7.14.

At 7.20, again, it is concluded a listed building wouldn't be impacted upon, but which one? All of them? Are all being given the same conclusion?

The collection of historic farmsteads, long approaches and lodges uniform in this area, are historically associated. The surviving field systems and patterns in relation to the estate houses, also have historic association. This forms part of the surviving wider rural identity of the area. The LVA discusses some of this at part 3, page 12.

Often large estates were overseen by the landowners whom resided in these halls, manors and such. Land workers and their families housed in the more functional farmsteads that form part of the landscape, and said field networks.

The long and separate approaches to the halls survive, further contributing to setting and their legibility acting as markers in the landscape. In this case both Marsh Hall and Bank Hall have '*one each*' if you will. Features of which contribute to the sense of place and seclusion associated with

larger estates, farmhouses, and paired with gate or gamekeeper type lodges. The larger and more ornate buildings of substantial construction often denoted wealth and status.

Bank Hall Lodge is of substantial size and survival quality. Boasting Arts and Crafts detailing, mathematical tiles, timber framed highlights at first floor focused at large dramatic dormers, decorative ridge tiles and a substantially sizeable ornate chimney. For its size and design, the unusually secluded position at the end of the lengthy approach contributes to the significance of the area, and affords further historic interest.

The stone entrance gate posts also remain extant in relation to Bank Hall Lodge. The GII listed bridge located south is designated because of its location on the Hall drive, and therefore association with Bank Hall. I do not believe it is listed due to its functionality alone.

Access, urbanisation of the remote lane and impact does not seem to be considered as part of the wider setting, and as such I am struggling to see thorough justification. Due to the fact this is the original and only access to Bank Hall and Lodge as assessed above, I am not confident the inclusion of a generic footpath on the lane, hardscaping paired with solar array shelter, artificial lighting and generic open splay entry is sensitive to this vicinity. The footpath on the historic approach to Bank Hall looks to modernise and cause unnecessary fragmentation of the lane.

The revised site plan see drwg ref: 07022_02B - *Proposed Site Plan (Revised)* sees further footpaths and stock fences. I would like more clarity on what is meant by a stock fence. Livestock, or a standard/i.e generic product? Although another proposed site plan with further substantial changes are seen in part 9 of the LVA. It would be useful to identify which is regarded as the 'final edition' as it appears both of these were uploaded 05/07/2023.

In terms of design it is noted the material palette is said to be that of an '*agrarian character*', though I believe this is a modern association to the materials. There is no precedent for timber boarding in the High Peak and consequently cannot I decipher where the findings are to identify this as the vernacular character. (See HPBC Design Guide SPD). Many historic farm buildings or agricultural structures are often of solid stone. In some cases such as the Lodge at Bank Hall, the material palette is a striking design of Arts and Crafts design. Timber boarding, cladding or slats would therefore appear to be quite a generic and contemporary material, and I believe would offer very little to the vicinity other than appearing to be quite out of place.

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To conclude;

I believe there would be cumulative impact arising from this scheme, and not limited to intervisibility conflict. What feels to be an invasion of contemporary features including design and materials, and physical alteration of the secluded narrow lane, would impose a level of harm on the area. I am not confident the scheme falls wholly in line with HPBC Policies EQ6 nor EQ7, as such I cannot provide full support at this time.

Regards,

Miss E Holland.
Principal Conservation Officer.