



1 Park Crescent, Little Hayfield,  
High Peak, SK22 2NP

**Mel Cranmer**  
design

5th September 2023

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HFS.2023

High Peak Borough Council  
Planning and Development Services  
Municipal Buildings  
Glossop  
SK13 8AF

DESIGN AND ACCESS / HERITAGE STATEMENT to accompany planning application

RE: HAZELHURST FARM, VALLEY ROAD, HAYFIELD, SK22 2JP

## EXISTING

Situated in the conservation area, Hazelhurst Farm is the oldest dated farmhouse in Hayfield and is a grade 2 listed building, this house is of historical and local interest. The property sits in sloping fields between Highgate road down to Valley road with a wooded gorge to the rear (east).

The Front (West) elevation of the property is coursed gritstone with stone mullion windows, heads, sills and jambs are also natural stone.

The Side (South) elevation was remodelled 2013. HPK/2013/0265

Soil was removed from around the south side of the building by a width of 2 meters and a depth of approximately 1.3 meters creating a paved walkway around the property. Barn/annex walls were repaired using traditional lime materials. Field walls around the house have all been rebuilt in dry stone tradition. Land drains repaired and now run to the existing soakaway. This has restored the supply of water to the wells and they now continue to flow.

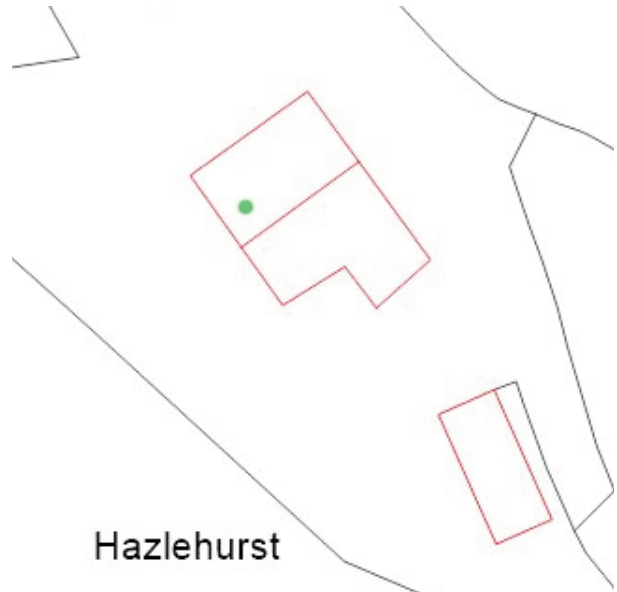
The Side (North) is coursed gritstone with existing windows from a previous time. A flue chimney was removed in 2014. HPK/2014/00167.

The Rear (East) elevation has three levels. Lower Ground, Ground floor and First floor. 1882 map (see next page) of the area shows Hazelhurst Farm as a three sided shape, this gives provenance to our thoughts that centre East side could have been a yard and filled in at some time and used as rooms/stores.

Those rooms form the area where we would like to improve the light, as they are dark even in summer. The staircase to the first floor is also situated in this area and from a safety point we would like to direct natural daylight to the stairs and the rooms in general.



*1882 map Glossop Derbyshire  
(surveyed 1879) Sheet V.S.E.*



*2023 HPBC interactive map*

Our aim is to:

Allow air and light to the rear two ground floor rooms.

#### PROPOSED

Insert four skylights flush with the stone roof tiles on the central part of the east roof. This will allow air and light into these two very dark areas of the house including the staircase. The skylight frames will be painted in neutral colour to match the stone tiles.

#### ACCESS

The existing driveway and access will remain the same.

6th September 2023.

Mel Cranmer