

Heritage Impact Assessment

December 2023

Removal of Internal Wall at Highgate Hall, Highgate Road, Hayfield SK22 2JW

- **Applicant**
Simon Potkins
- **Planning Authority**
High Peak Borough Council
- **Proposal**
Removal of Internal Wall
- **Location**
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- **Agent**
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1.00 Background

Highgate Hall lies on the west side of Highgate Road, approximately 1.4 miles south of Hayfield Village.

The National Planning Policy Framework (NPPF) requires significance to be assessed when changes are proposed to heritage assets and for the impact of proposals to be assessed in relation to significance. This report has been produced to comply with this policy framework and also incorporates the Design and Access Statement.

The property has been the subject of numerous planning and Listed Building applications in recent years:

- HPK/2010/0070 and HPK/2010/0069 - Conversion of existing garage/store into additional bedrooms and erection of single-storey link block and glazed garden room approved 09/04/2010
- HPK/2010/0640 - Listed Building Consent to construct a new natural stone retaining wall, rebuild part of an existing boundary wall and replace two existing first floor Georgian windows with flush casement type approved 02/11/2011
- HPK/2010/0638 - Erection of a timber garden store/shed to provide storage for grass cutting equipment and garden tools to maintain grounds and paddock, erection of timber fencing and gates and relocation of Wendy House approved 01/03/2011
- HPK/2017/0106 - listed Building Consent to remove the existing windows on the north elevation, reduce the width of the openings to 1200mm and increase the height to 1200mm. The square to be vertically subdivided to give two equal opening casements approved 27/06/2017
- HPK/2021/0473 - Listed building consent for replacement windows and doors approved 16/02/2022

Highgate Hall has been altered and extended over its life. Most recently a single storey glazed extension (HPK/2010/0070 and HPK/2010/0069) has been added which connects the original 17th century structure to a 2 storey converted garage. This work was designed in a way which is sympathetic to the historical building but reflects the spirit of modernism in a manner that both enables a sustainable habitable use for ongoing conservation.

2.00 The Proposal

This application seeks consent for the removal of a internal masonry wall.

Figure 1 shows the existing floor plans. The wall to be removed is 1 brick thick is located between the existing Play Room and Study. Figure 2 shows the proposed ground floor plan with the wall removed.

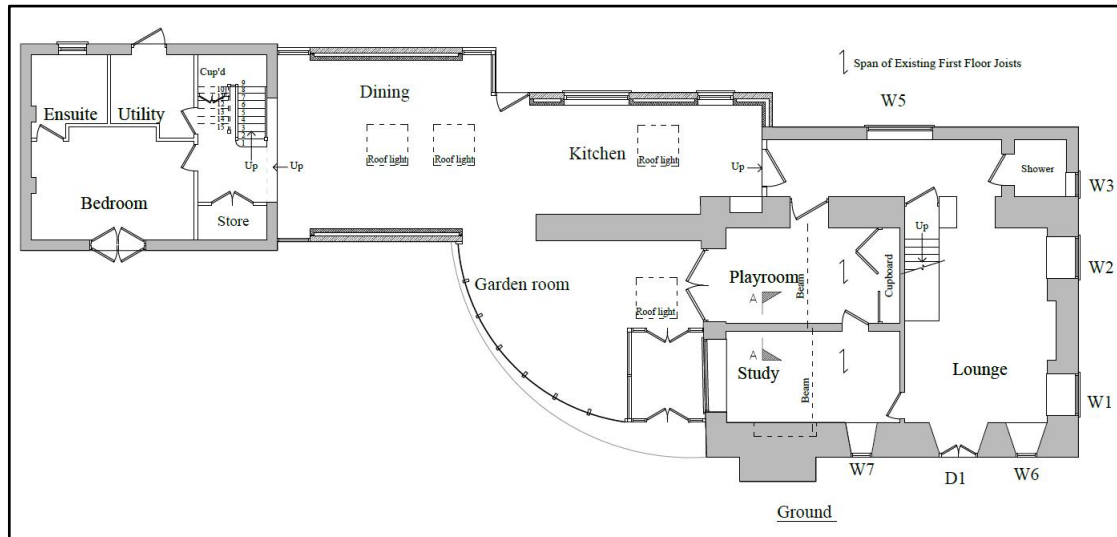


Figure 1: Ground Floor Plan as Existing

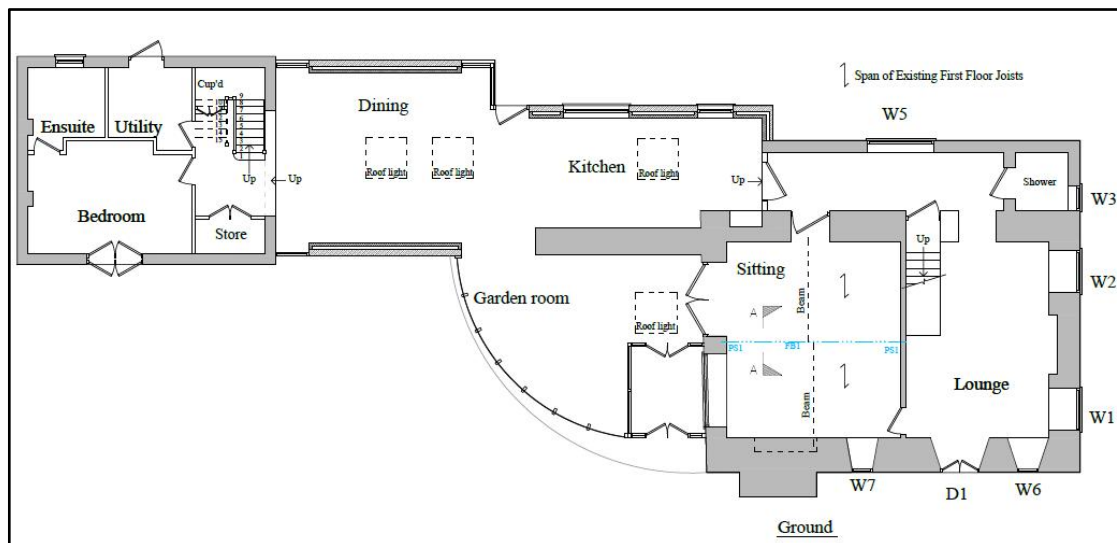


Figure 2: Ground Floor Plan as Proposed

3.00 Design

No external areas are affected by the proposals.

4.00 Impact on the Heritage Asset

Highgate Hall is Grade II listed and lies outside the Conservation Area.

Significance of historic fabric

The building was listed under section 54 of the Town and Country Planning Act (1971) on 4th February 1985 (ref. SK08NW 7/125). The listing description states:

'House, 17th Century coursed gritstone with large quoins. Gritstone dressings, stone slate roof; large external chimneystack, stepped in towards top west elevation. Two storeys, two bay west elevation, large stack to north. 20th Century glazed porch to south covering formerly two light recessed and chamfered window and 20th Century glazed door. Between porch and stack 20th Century window to south former three light recessed and chamfered window, now with central section mullion'.

In the interests of clarity it is important to note that in the description above references to compass points are incorrect and out by approximately 90 degrees clockwise. So any references to South are actually references to West etc.

4.1 Assessing 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’*.

4.2 Significance of Highgate Hall

This Statement deals with the internal wall subject of this application.

Internally the architectural and historic value is low. Some of the interior has been remodeled and progressively repaired since its construction. The wall (brick) to be removed is clearly a late addition to the original massive stone structural walls and carries no heritage value.

Figures 3 and 4 shows the wall proposed to be removed.



Figure 3: Looking from the playroom



Figure 4: Looking from the study ('plant on' beam visible)

4.3 Impact of the proposal

The proposal takes into account that the building is listed and preserving its historic and architectural character and significance is a priority. The internal wall is not mentioned in the listing.

The proposed wall removal has been carefully considered to respect and enhance the special interest of the Listed Building:

- The proposal will create a habitable space with more natural light (the playroom currently has virtually zero!) and better enable efficient heating.
- The proposal is highly reversible.
- The proposal allows an open plan layout desirable to the applicant who has made significant investment into the property to provide a sustainable future for the Grade II Listed Building.
- The structural report submitted with this application confirms that the removal of the wall will cause no structural harm to the property.

The removal of the internal wall will have a low impact on the Grade II listed building.

5.00 Conclusions

In conclusion when following proper process to determine the impact of the change it is clear that the proposal will not detract from the significance of the existing Grade II Listed structure and we respectfully request that the Local Authority approves this application.