

Heritage Statement

Highgate, Higher Chisworth, Glossop, Derbyshire. SK13 5SA

Date 01/12/2020

1.0 Introduction

This statement forms part of the proposal to replace the existing windows on the rear (northeast) elevation of the house.

2.0 The existing Building

Highgate, formerly known as Highgate Farm, is a stone-built semi-detached Derbyshire farmhouse with a stone slate roof built in approximately 1650. It was partly renovated in the mid-1970s with alteration in 1995 to incorporate previous farm buildings into the house. It is not listed. The farmhouse has two stories plus basement. The existing windows are traditional stormproof timber casement on the front (southwest) and side (southeast and northwest) elevations, with Georgian-style timber windows on the rear (northeast) elevation.

The existing windows at the rear (which are badly rotted and need replacing) are of a single glazed Georgian design, unsympathetic and inappropriate to the history, character, and age of the house and its location within the Higher Chisworth conservation area. No other property within the conservation area has this design of windows. This proposal is to replace them with white painted double glazed traditional wooden casement windows to match the existing windows on the front and side elevations of the house.

The following photographs show the existing elevations of the house:

Picture of rear elevation of Highgate showing the windows to be replaced.



This window is on the side elevation and is the design to be used for the replacement windows. It is the same design of window as on all other sides of the house.

Pictures showing existing windows on other elevations at Highgate

Front (southwest):



Front (southwest) basement windows:



Side (northeast):



Side (southeast):



3.0 Heritage Significance

Highgate is within the Higher Chisworth Conservation Area and is subject to an Article 4 Direction.

4.0 Elements of the new design

The replacement windows on the rear elevation will be traditional stormproof timber casement windows designed to match the existing windows on all other elevations (front (southwest) and sides (southeast and northwest)) of the building.

5.0 Impact of the Proposals

The proposal will enhance the building's character and appearance and will improve its thermal efficiency. The proposed windows have been designed to match the existing windows on all other elevations (front and sides) of the building. They will be traditional stormproof timber casement windows, designed to mitigate the impact of the change by being constructed of white painted timber with narrow sections and concealed seals, the double-glazed units will be as slim as possible, and all existing stone mullions will be retained. The detailed specification of the frames and glazing is attached to this planning application.

The rear elevation of Highgate is not visible from any road or footpath. It faces into a walled garden which was historically the farmyard of the property. The garden is surrounded by buildings on three sides, and a wall and some outbuildings owned by neighbouring properties on the fourth side. It is only visible from one other dwelling house, The Barn.