

Heritage Impact Statement.

7 The Cross, Hadfield Rd,

Glossop, Derbyshire.

SK13 1NT. Listing NGR: SK0206596093



Summary

This statement has been prepared to inform High Peak Council, and the local planning authority and our local conservation officer, of our desire to carry out works at the above property, and to confirm that we understand the importance of heritage significance. As required by the NPPF, the detail of statements must be proportionate to the significance of the asset and enough to understand the potential impact of a proposal on the significance of a heritage asset. We understand that in many cases the Heritage Statement will only serve as a framework and a more detailed assessment may be required; this may include professional building analysis and research or comprehensive reports on significance and impact. Please see included relevant information, illustrations, and photos to support this Heritage Statement.

1. Information sources checklist.

I can confirm we have checked the following information: Historic England list of protected historic sites:

- National Planning Policy Framework.
- Planning Practice Guidance: conserving and enhancing the historic environment.
- Relevant Local Plans
- Conservation Area Character Appraisal (if available)
- High Peak Landscape Character Assessment
- Historic England 'Statements of Heritage Significance: Analysing Significance in Heritage Assets'
- Other (please state): Glossop Heritage Trust

2. Site address:

No7 The Cross, Hadfield, Glossop, Derbyshire. SK13 1NT.

3. About your development Does your development site include:

- A listed building? - **YES**
- A scheduled ancient monument? - **NO**
- A site of archaeological interest? - **NO**
- Within a designated conservation area? - **YES**
- A non-designated heritage asset (including locally listed buildings)? - **NO**
- Within a registered historic park and garden? - **NO**
- In the setting of / adjacent to one of the above? – **NO**

4. The nature of the heritage asset(s) What is the asset?

What is the asset? (Is it a house / barn / statue?) What's the history behind it? (If known) Please refer to the **historic record number / reference** if known.

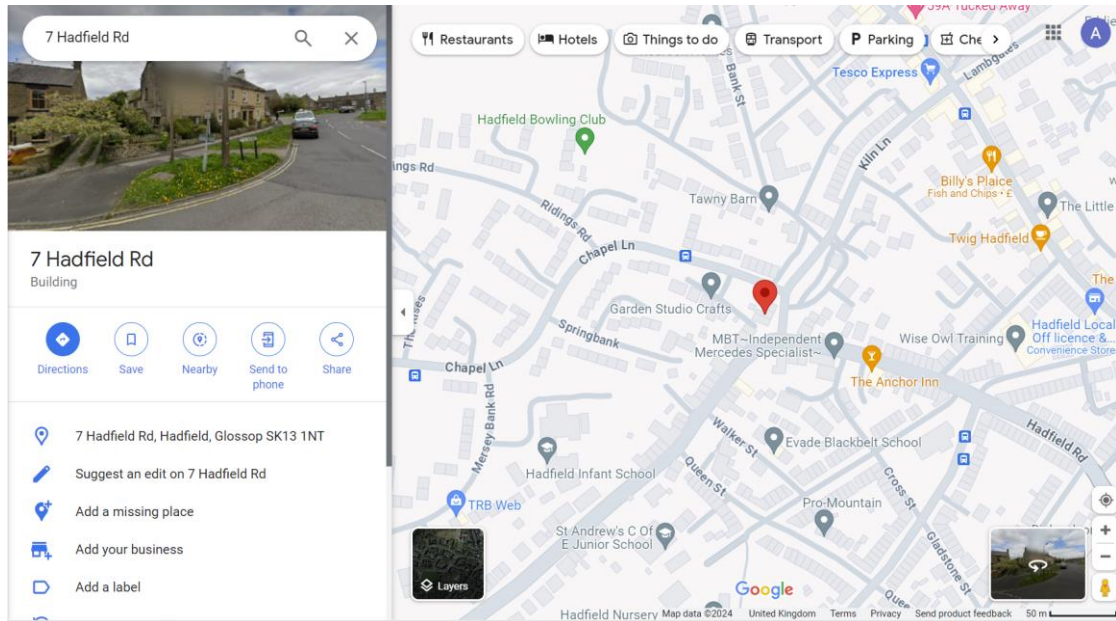
Glossop. **Listing NGR: SK0206596093**

Listing No: SK0296SW. THE CROSS, Hadfield 921-1/5/49 (West side) 27/01/78 Nos.5 AND 7 (Formerly Listed as: THE CROSS, Hadfield (West side) No.5 (including former No.7))

GV II

House, now two houses. Late C18 with C20 additions. Millstone grit rubble with ashlar dressings. Stone slate roof to No.5, C20 tiles to No.7. Coped gables and 4 rendered stacks. EXTERIOR: 2 storey. Street front has rusticated plinth, ground-floor sill band, first floor band, moulded cornice, parapet and rusticated quoins plus 6 windows arranged 2:4. No.5, to right has pair of off-centre doorways with moulded ashlar surrounds and continuous flat hood, that to left with panel door and overlight, that to right now blocked. To right single window and to left 2 windows with ashlar surrounds and C20 casements. Above 4 similar windows. No.7, to left has inserted 4-light casement window and above 2 windows with ashlar surrounds and C20 casements. Between Nos 5 and 7 section of quoining to ground floor and original lead rainwater downpipe and hood. Left return has C20 gabled porch and 4-light window with single window above with ashlar surround and C20 casement. Signs of blocked openings mid storey. Beyond rear wing has 3-light casement and above 4-light flush mullion window. INTERIOR: of No.5 has staircase rising from hall to turn in half landing.

This property is in a conservation area:



5. The form and materials of the heritage asset(s)

What does the site look like? What material is it made of? How does it fit in to the surrounding buildings / area? Are there any other historical buildings nearby?

Stone built, grade two listed semi-detached property, dates to approx. 1880 and comprises spacious rooms and living quarters. The property has rooms over three floors and in its present format the property comprises of side entrance porch, inner hallway with stairs to the first floor, large lounge with door to the dining room with patio doors and open access to the kitchen, this area has a fitted with a recent kitchen (estimated 1990's installation). There is also a porch to the rear of the building accessing the garden.

To the first floor, the landing has a second staircase to the front attic. Bedroom one is of large proportions with an ensuite bathroom and a further staircase accessing the rear attic. There are a further three bedrooms and modern family bathroom.

There are two attic spaces, with existing power and lighting. Both attic spaces have had a Velux type roof window installed at some point, believed to be around 2002-2003. Externally there are heavily planted gardens to three sides of the property. Situated in a generous plot with three outbuildings, two having electric lights and power, one of which has a sink and running water. Open countryside surrounds this area with the Trans Pennine Trail providing easy walking through stunning countryside and beautiful reservoir locations.

The property is pictured in the below images published by Glossop Heritage Trust:



No7 shown immediately on the right of the image:



Known as Old Hall, one of the neighbouring properties is the oldest in Hadfield:



HADFIELD

Hadfield is a township and large village, on the borders of Cheshire, within the borough of Glossop, 2 miles north-west from Glossop, and, with the adjoining township of Padfield, forms the ecclesiastical parish of St. Andrew's, or chapelry of Hadfield, having a station on the Manchester and Sheffield railway, in the hundreds of High Peak union, parish and county court district of Glossop.

Here are a Wesleyan and Primitive Methodist chapels, and a Catholic chapel (towards the erection of which the Right Hon. Lord Howard of Glossop gave £5,000) containing many valuable paintings. There are also several cotton mills, in which the population are employed, and political clubs with news and amusement rooms. Hadfield Hall, the ancient mansion of the family of that name, dating from 1646, is now converted into a couple of cottages: some years ago, the handsome black oak carving was taken down and erected in Glossop Hall, the seat of Lord Howard. The township contains 357 acres; rateable value £7,122; the population in 1881 was 3,449.

Hadfield images below, published by Glossop Heritage trust:



6. The significance of the asset(s)

What makes the historic asset special? (the age / the layout / appearance / interesting features / materials used?) Please consult the **historic record** if you are unsure.

As mentioned above in the details of the listing, the property dates to mid-18th century and is typical to buildings of the time, seated amongst other properties of this period. Materials and interesting features include coped gables and 4 rendered stacks. EXTERIOR: 2 storey. Street front has rusticated plinth, ground-floor sill band, first floor band, moulded cornice, parapet, and rusticated quoins plus 6 windows arranged 2:4.4-light casement windows and above 2 windows with ashlar surrounds and C20 casements. Between Nos 5 and 7 sections of quoining to ground floor and original lead rainwater downpipe and hood. Left return has C20 gabled porch and 4-light window with single window above with ashlar surround and C20 casement. Signs of blocked openings mid storey. Beyond rear wing has 3-light casement and above 4-light flush mullion window. INTERIOR: of No.5 has staircase rising from hall to turn in half landing.

7. The proposed works

What work are you planning to do to the building / surrounding area? (Include details on scale, height, construction, materials, landscaping, services). For affected internal works to listed buildings this should also include details of historic fabric (materials) or architectural features. For archaeological sites, details of new foundations, ground disturbance or provision of services should be provided.

The Project involves:

1. **Full electrical rewire.** (Please see appendix A).
2. **Central heating upgrade.** (Please see appendix A).
3. **Kitchen replacement.** (Please see appendix A, and kitchen design document).
4. **Insulation & re-plaster.** (Please see appendix A).

The Appendix A: This will be supplied with this statement and will detail full scope and technical specifications of each of the above proposed tasks, numbered 1-4 that we would like to undertake.

8. Relevant Planning History

Has there been any planning applications for the building / surrounding area before? Please include any application references where known.

There is no relevant planning history to our knowledge.

9. The Impact on the asset(s)

How will the proposed works affect the significance of the heritage asset? Consider not only physical impacts (e.g. loss or concealment of features) but also the impact on the assets' character and setting. How has the impact been minimised? What justification is there for the works?

We feel the proposed works will not negatively affect the significance of the heritage asset, as the works will be carried out in internal locations only and will be conducted by trained and competent tradesmen and therefore have very little impact on the heritage asset, other than overall safety and efficiency improvements, which if approved, will help preserve the building and extend its life, long into the future. There will be no changes made to any unique features and any internal changes made as a part of these proposed works outlined in this Heritage Impact Statement will be to the properties benefit. There will be no external changes, to minimise any effects on the assets character and setting, and no internal or external features shall be concealed in any way.

10. Preserving or enhancing the Heritage Asset

How will the proposed works better reveal or enhance the significance of the heritage asset? (e.g. make it look better? highlight characteristics previously hidden?) Will there be any public benefit as a result of the work?

We feel that the work we are proposing will not only improve the health and safety aspects, as well as the wellbeing of our family as the occupants, but this work will also enhance the significance of the heritage of the asset.

- The proposed rewire will improve H&S of the entire property, also making it more environmentally friendly and bringing it up to current safety standards.
- The Central heating upgrade will also reduce the properties carbon footprint and make the property more efficient to heat as a family home, and again will bring the property up to current safety standards.
- Additional insulation and replacing the crumbling plaster on the ceilings and walls with new, will improve the EPFC rating and give the property a new lease of life. It will also allow us to restore this beautiful house to its former glory and to a standard that the property deserves.
- The kitchen, being the heart of the home will be a hugely beneficial addition to the property as a family home. We feel it is important to note that our intention is not only to replace the kitchen, but also to do so in a manner that harmonizes with the original features of the property. The selected styling to the units, fixtures, and fittings have been carefully chosen to complement and enhance the existing architectural elements, also giving a traditional and original look and feel, while also creating a more practical family kitchen.

We would also like to add that we recognize the importance of preserving and undertaking any necessary work on a Grade II listed property. Our collaboration with the High Peak Borough Council reflects our commitment to meticulously restoring this property with care and dedication.

We would like to also assure you that we have instructed skilled tradesmen to conduct the required work on the property and we can confirm that they have extensive experience in delivering projects involving listed properties in locations such as York and Harrogate, ensuring a high standard of craftsmanship at all times.

We appreciate your understanding and cooperation as we embark on this restoration project and we would like to further assure you, that we only aim to improve and preserve the property's unique character and heritage.

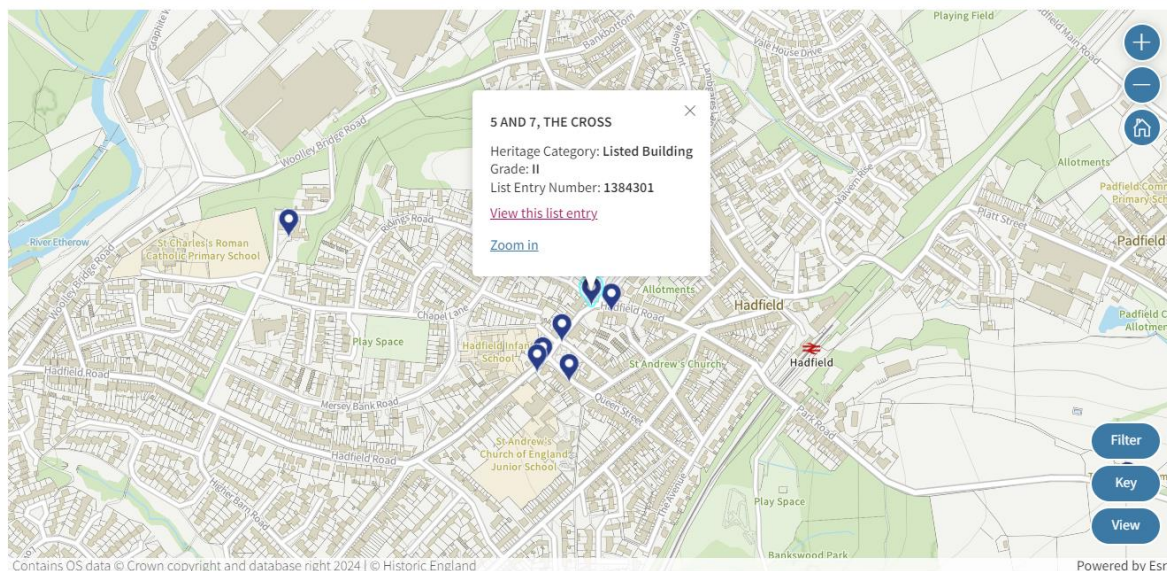
Further information

11. Additional guidance on heritage assets

11.1 Listed buildings

Location

Location of this list entry and nearby places that are also listed. Use our [map search](#) to find more listed places.



11.2 Scheduled Ancient Monuments

There are no known ancient monuments associated with this property. High Peak County council historic maps are not available to the public.

11.3 Heritage Assets with Archaeological Interest

The property and grounds are not in a known Archaeological notification area. High Peak County council historic maps are not available to the public.

11.4 Conservation Areas

This property is in a known conservation area, but due to the nature of the works, planning permission is not thought to be required. We understand that any changes to any historic and architectural elements may be subject to extra planning controls and considerations, and that the local council and planning authority must be notified before any proposed alterations or works are attempted. We intend to always comply fully with High Peak Council planning authority and conservation officer throughout our occupancy.

11.5 non-designated heritage assets (including Locally Listed Buildings)

Locally significant buildings: The Old Hall. Mentioned above (5. Under "Surrounding buildings and area")

11.6 Registered Parks and Gardens

There is no detail of any *Registered Historic Park and Garden* associated with the property when checking the available online listing information.

11.7 Adjacent / within the setting of a heritage asset

"Old Hall" and "Old Hall Square" are both in close proximity of the property and are considered locations of historic importance and interest.