

**Proposed Development
3 No. Town Houses
Town Lane
Charlesworth**

Heritage Statement

Heritage Statement in connection with the Proposal to construct 3 No. New Houses on land at 34 Town Lane, Charlesworth, Glossopdale

Significance & Development Proposals

Purpose

The purpose of this report is to appraise the context, and illustrate how the scheme proposals have responded to the conservation area status of the site. It advises on appropriate scale, mass and height of the development proposals, given site context, and provides justification and mitigation in relation to new development in the Conservation Area.

1. Context & Assessment of Heritage Significance

The site falls within the Charlesworth Conservation Area and is located on Town Lane.

With reference to the **Charlesworth Conservation Area Character Appraisal 2010**, the environment on Town Lane and surrounding the site is described as:-

Town Lane has an enclosed character, there is a dense nature of the buildings with high stone walls. The form is one of a “tight knit” and “urban” road. Directly opposite the site is Town Lane Farmhouse a Grade II Listed Building constructed in 1719.

Two storey height is normal with two to three bays width. There are examples, however, of 3 storeys, being the former weavers cottages.

The site is located in the “Higher Charlesworth Character Area”, where building walling material is gritstone, with gritstone or welsh blue slate roofs. Window patterns vary with stone mullions prevalent on the former weavers cottages and ‘8’ over ‘8’ sashes after the 1850s. Boundary treatments are generally low dry stone walls with rounded tops.

Local features of interest are a number of troughs fed by surface water streams, for example one is located immediately adjacent the site (see photo 1). Where the troughs are located, small planted areas exist and in other instances buildings are set back from the road. Here the public realm extends into these spaces, with cobbled or stone flagged surfaces.

Mature trees either side of Town Lane provide a pleasant rural feel to the road.

The proposed development site is described as derelict and overgrown and has a detrimental effect on the designated area. It is open and not in keeping with the generally enclosed character of the rest of Town Lane. The existing cottage on site has been poorly extended and it's derelict state and poor condition is having a detrimental effect on the conservation area (see photo 2). It is not listed or deemed to be of local importance.

The presence of parked cars on Town Lane and busy nature of the road is deemed to have a detrimental effect on the character of Town Lane.

An assessment of the key views and vistas reveals they are mainly at the limit of the built up area on Town Lane. Views from the Independent Chapel across the fields towards Town Lane are deemed important. Whilst the roofscape of the proposed development will be seen from the Chapel, the elevational treatment to the rear will be screened by way of the rising topography and the existing hawthorn trees and hedges on the southern boundary (see photo 3).

It should be noted that in 1857, there was a terrace of up to 5 properties located on the site (see figure 21 of the Charlesworth Conservation Area Character Appraisal 2010).

2. New Development within the Conservation Area

There is an obligation to preserve and enhance the Conservation Area. Any new buildings should be in accordance with Policy EQ.6, which advises that in conservation areas and their settings, use siting, scale, detailed design, external appearance and landscape treatment of the development should preserve or enhance the special architectural or historic character or appearance of the area.

Similarly planning permission will not be granted for development which would materially harm the setting of a listed building in terms of its special architectural or historical character due to its use, scale, size, siting, detailed design, external appearance and illumination.

3. Assessment of Impact

Within the above assessment of heritage significance, the following has been identified in connection with the proposed development site.

- The proposed development is an “infill” site adjacent Town Lane in the “Higher Charlesworth Character Area”. ***The character of Town Lane is one of a tight knit urban form of enclosed character. The existing site, being open, is detrimental to this character.***
- The site contains 2 No. derelict buildings and is overgrown, being formerly occupied by up to 5 houses. ***These remaining buildings through a combination of design and dereliction are deemed detrimental to the Conservation Area.***
- The site is not included in an assessment of important views, vistas and focal points. Whilst ***one of the views from the Independent Chapel looks down towards Town Lane through a combination of the rising “in-site” topography and tree bank to the southern boundary, only a small portion of the natural slate roofscape will be visible (see photo 3).***
- The site does not constitute an area of landscape value or is listed as an important green open space.
- The site is close by a Grade II Listed Building. ***It is maintained, however, due to the offset distance and the fact that a mature tree is intended to be retained on site, separating the development proposal from the listed building, there will be no detrimental impact on the setting of the listed building. In actual fact, the appropriate design, massing and scale of the development and loss of the derelict buildings on site should improve the setting of the listed building.***

4. Proposed Development and Justifications

The proposal is to develop the site with 3 No. dwellings in the form of a quasi-terrace. Their scale, massing, materials, siting, detailed design and external appearance will respect the Conservation Area and also serve to improve and enhance it as follows:-

a) General & Contextual Justification

- ***The construction of a terrace of 3 properties on the site will reinforce the “enclosed character”, “tight knit urban form” and “dense nature of the buildings” as recorded within the Conservation Area Appraisal.*** The proposed development will serve to close up the uncharacteristic significant gap and visual break in the southern frontage to Town Lane and improve the continuity of the built environment along Town Lane.

- *A terrace of up to 5 properties was originally located on the site and the development seeks to reintroduce a similar scale and mass of development to this brownfield site.*
- *The stepped form of the terrace services to protect a mature roadside tree (protected) on site, deemed in 2014 not to warrant removal by the High Peak Arboricultural Officer.*
- *The stepped form of the terrace and retention of the mature roadside tree, means that the setting of both the water trough (immediately off site) and Grade II Listed Farmhouse (on opposite side of the road) are not impacted on by the development.*
- *The stepped form of the terrace and retention of the mature tree, together with proposed refurbishment, reinstatement and amplification of drystone boundary and in site wall features (in accordance with extant permission ref. HPK/2013/0501), allows the required off street parking to be formed. This will mean that the number of parked cars on Town Lane will not be added to and through dispersal within the site, the proposed finished ground levels and the height of the stone walling to be provided, they will not over-dominate the immediate surroundings.*
- *The stepped form of the terrace and the resultant space to the frontage, although larger in scale, will be in keeping with the set-backs and niches found in the immediate vicinity of the site.*
- *The ridge, eaves heights and roof pitches of the proposed new dwellings will be in keeping with the neighbouring properties and those further along Town Lane.*
- *The fenestration pattern of the proposed dwellings, including proportion size and number of openings fronting Town Lane respect and are led by the design precedent evident within the valuable heritage assets found along Town Lane.*
- *The materials of construction will be traditional, i.e. gritstone walling and blue slate roof, with traditional high quality detailing, again drawing on precedents set within the Conservation Area.*
- *The proposal responds to the sloping topography and utilises this and site orientation to optimise the natural light and sunlight into the living spaces found on the first floor, and link them to garden spaces at the rear. The rear single storey elements adopt larger glazed areas. As explained within this document, they will not be visible from the Independent Chapel.*

b) Removal of Existing Dwelling and Later Single Storey Breeze Block Stable - Justification

The site contains an existing 2 storey dwelling and a small single storey former stable block.

An assessment of historical records reveals the following:-

The site is not identified as having any archaeological interest following a search of the Derbyshire Historic Environment Record, however, the adjoining trough just off site (ref SMR Number 3673 - MDR12161) is identified as having some merit. This is not affected or impacted on by the proposed development.

The buildings on site are not listed or deemed of local importance.

The earliest maps of the area dating back to 1789 and 1794 have limited detail and whilst it is known that the listed farmhouse across the road from the proposed development site, dates back to 1719, there appears to be no other development on or in the vicinity of the site.

Sometime between 1794 and 1857 a row of up to 5 terraced cottages/buildings were constructed (see extract detail of map dated 1857 - Map 1).

By 1879, the majority of the terrace had been removed (see extract detail of map dated 1879 - Map 2), **leaving the current dwelling.**

We can find no record of the reason for the removal of up to 4 dwellings/buildings.

This situation remained until **a map dated 1973** (see extract detail of map dated 1973 - Map 3) **illustrates the existence of both an extension to the existing 2 storey cottage and creation of a detached single storey stable block.**

Both of these additions remain today and it is contended that they are of poor quality and with no architectural merit and likely to have been constructed in the late 1960's/early 1970's.

The stable building is blockwork construction and has no architectural merit whatsoever, and is deemed detrimental to the Conservation Area. (see photo 1)

The extension to the likely early 19th century cottage is particularly poor with badly proportioned fenestration and inappropriate construction detailing and materials.

The original part has deteriorated badly over the years and is currently in a dilapidated and derelict state, with poorly proportioned fenestration added to the rear.

A structural survey has been carried out (see Appendix HSA) and this reveals some settlement to parts of the original property, with also bowing walls. The roof is in very poor structural condition.

In addition to the above, there is wet rot in many of the floor joist ends and rising damp in the side and rear walls.

Damp problems have also been identified higher up on the gable and rear walls, with an attempt to remedy this being made in the past through the application of render.

The roof structure is in a poor state, with many areas suffering water ingress, particularly where a chimney has been removed on the east side. The roof timbers and bearings, ridge and upper section of some of the rafters here are rotten. The whole roof will need to be stripped and a new roof structure incorporated.

Consideration has been given to refurbishment of the original parts with partial demolition of the later extension. This is, however, not proposed currently within this application for the following reasons:-

- Upon removal of the poor 1960's/early 1970's extension, removal of the rotten/affected timbers and later chimney addition, there would be very little of the existing building remaining. This would be restricted to 3 external walls and the former "party" wall. Of these the side and rear wall has had render applied and poorly proportioned windows inserted and replacing them with correctly proportioned fenestration would result in patchy stonework.
- The land to the rear of the house rises steeply and any immediate rear garden area would be in a hollow and not taking advantage of the southerly aspect at the higher level.
- Whilst some of the reclaimed materials could be re-used, matching the stone of the existing building would not be possible and the resulting appearance would be aesthetically unsuccessful.

The applicant, however, suggests there is some merit in faithfully reconstructing the proportions of the existing building, using natural stone and slate as proposed on the rest of the development.

When compared to other historically valuable buildings in the area, the fenestration pattern and proportions have some value and the scale of the building relates well to the listed building opposite and further down Town Lane.

Hence the proposal is to reconstruct the proportions, fenestration and detailing of the existing building frontage from measurements taken, however, creating a slightly deeper plan depth, such that the change in level to the rear can be exploited to create a south facing garden at the higher level. It is also intended to create a double bay elevation to the frontage of Plot 1 in keeping with other properties found on Town Lane. A marginal increase in the depth, height and pitch of the roof will also serve to make it relate better in scale to its immediate neighbour higher up Town Lane.

The accompanying drawings and Design & Access Statement should be referred to when reading this Heritage Statement.

Relevant Drawing References:-

15.073.001 Rev C	Site & Location Plan
15.073.002 Rev B	Plot 1 Floor Plans
15.073.003 Rev B	Plot 2 Floor Plans
15.073.004 Rev B	Plot 3 Floor Plans
15.073.005 Rev C	Principal Group Elevation to Town Lane
15.073.006 Rev C	Southern Elevation of All Plots
15.073.007	Topographical Survey of Existing Site
15.073.008 Rev A	View towards proposed development from Town Lane
15.073.009 Rev B	Roof Plan
15.073.010	Existing Build Plans & Elevations
15.073.011	Existing & Proposed Site Sections
15.073.012 Rev A	Plot 1 Gable Elevations
15.073.013 Rev A	Plot 2 Gable Elevations
15.073.014	Plot 3 Gable Elevations
15.073.015	Existing Drainage Drg

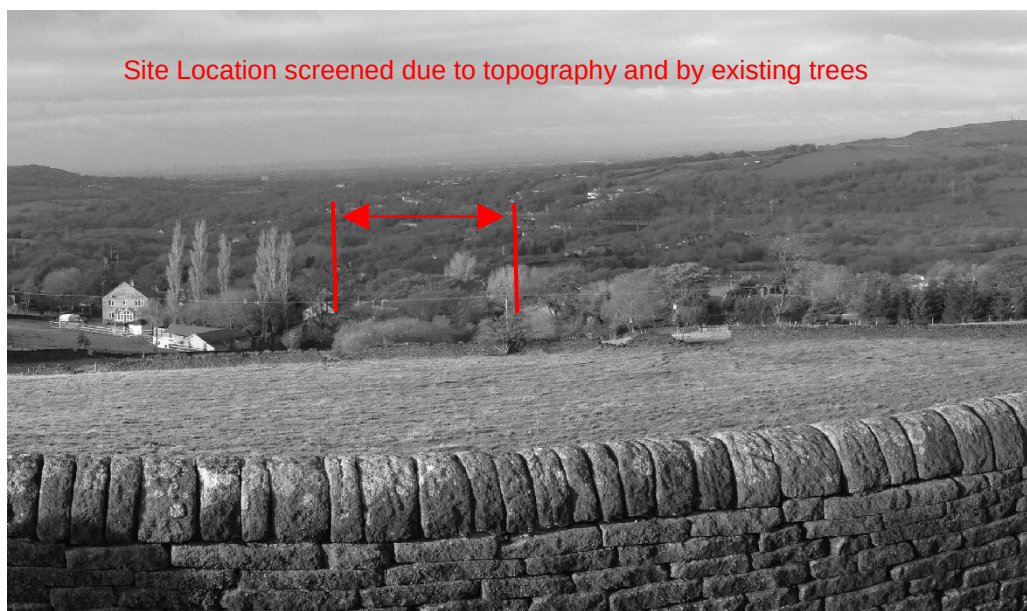


Photo 1:
Indent of public realm leading to watering trough to be retained.
(1970's stable building visible in background)



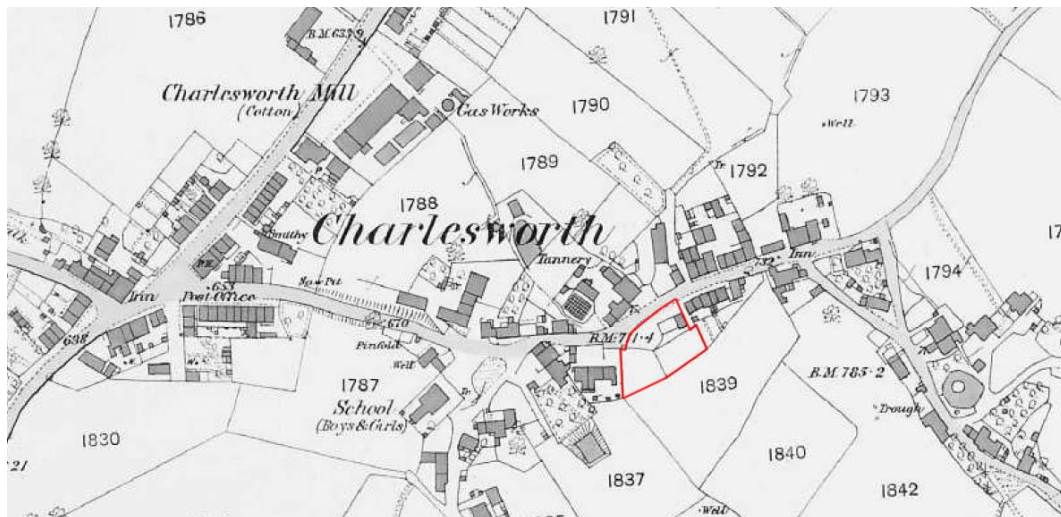
Photo 2:
View from Town Lane towards derelict cottage, illustrating poor quality later extension.

Photo 3:
View towards site from the Independent Chapel Graveyard, illustrating only limited visibility of new roofscape will be possible due to the topography and tree screening.

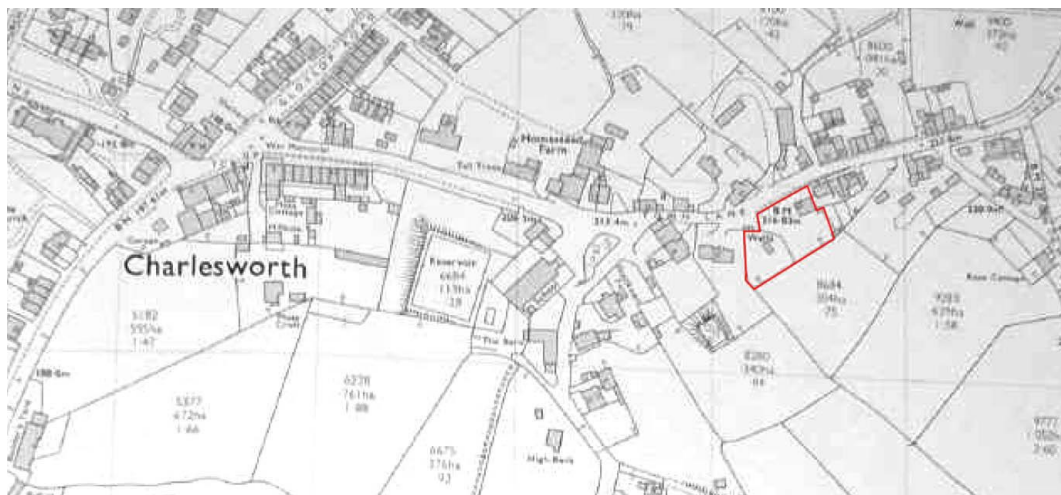


Site Location screened due to topography and by existing trees

Extract of map dated 1857 illustrating terrace on site, now demolished except for 1 No. property.



Extract of map dated 1879 illustrating remaining dwelling on site.



Extract of map dated 1973 illustrating introduction of extension to 2 storey dwelling and single storey stable block.