

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
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Application Reference No. : HPK/2024/0095

Site Address: The Old School Highgate Road Hayfield Derbyshire SK22 2JL

Comments by: Jonathan Simmonds

From:

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Submission: Objection

Comments: Comments and Objections.

The 'Lean-to' extension referred to in 6.3, of the heritage statement can be seen as stated on 1917 OS map although it can not clearly be seen to be missing on the earlier maps. An integral part of the building for over 100 years, most likely much longer and certainly in place when the building was listed in 1974. It was under a pitched roof with the conservatory added as indicated. Design and access statement states as an aim 'Undo some of the lost understanding of the historic origins of the property', not an aim achieved by removing this feature. Design and access statement states 'lean-to', 20th century addition. Unlikely if visible on 1917 map. Client brief states an aim of removing incongruous utility, re-establishing the Old School as a detached property. It is a detached property. With the exception of the later recent conservatory the 'lean-to' is harmonious with the building offering perfect congruity. Condition report does not recommend removal. We believe the removal of the lower structure is out of character and constitutes over development, masking the historic evolution of the building.

The condition report refers to the steps and flags to the lower North East garden as being original. This area was extended in the 1980s, by purchasing land originally attached to Beevers, the adjacent property. Prior to that it was a thin strip running along the side of the Old School between the steps and gate. The steps were existing but renewal work undertaken at that time along with the large flagged area.

Condition report Fig.89 shows a door that originally was a window. The area where the cill would have been can be seen. Returning this aperture to its historic original use would have a positive impact reducing traffic flow and improving our privacy. Reducing noise and nuisance.

Condition report Fig 92 shows steps and paving and states original. These features were added to, heavily amended in the 2000s. The garden above also amended as it originally sloped greater degree towards the house and Valley Road.

Design and access statement 3.0 states two main entrances at ground floor facing North onto 'The Village Green'. This area was used for vehicle parking up until the 1970s. Gentrification issues hitting the local youth unable to buy affordable housing as it is without adding to them.

Proposed landscape plan indicates a landing to the NW of the building, raised on the steps. Higher vantage point on landing will further impact our privacy, noise issues.

Design and access statement indicates a new 'Proposed' building to the NW of the Old School building. Condition report Fig.102 Fig.103 and Fig.104 shows the new hedge, Beech saplings and footings for the 'Proposed' new building. This building will encourage increased footfall to this outlying area of the garden impacting our privacy along with shading our property and increasing noise issues. The proposed building along with the route to it overlook our bedrooms and bathroom. The new hedge and proposed building blocking sunlight and increasing shading will require additional artificial lighting thus negatively impacting our carbon footprint. The hedge and building are placed on top of a 7 foot high wall (at its highest point) our house and garden are located downhill of this. The Sun tracks across the sky on the south of the hedge and proposed building and the new hedge maximising the shading and blocking of sunlight. The real height of the wall in relation to our living accommodation being in excess of 20 feet, before the addition of new buildings and hedges. The impact is huge. Perhaps a more sympathetic location for any new buildings, if required, would be adjacent to the wall bordering Highgate road, historically the location of several outbuildings set lower than the wall.

The existing landscape plan does show the new Beech sapling hedge but not the footings for the 'proposed' building. It also doesn't show what is left of the mature Hawthorne tree that has mostly been removed to facilitate the 'proposed' new building.

Condition report Fig. 102 shows trampoline sited above our bedroom window. Neighbours privacy, shading and noise clearly not a priority. I tried to discuss face to face our concerns about the impact of the new hedge etc. upon our property but unfortunately I was unsuccessful.

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