

Design, Access and Heritage Statement

April 2024

4 Fern Bank, Chapel en le Frith, SK23 0JJ

- **Applicant**
Paula Elliot
- **Planning Authority**
High Peak Borough Council
- **Proposal**
Replacement single storey extension
- **Location**
4 Fern Bank, Chapel en le Frith, SK23 0JJ
- **Agent**
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The Old Co-Op Building
Church Street
Hayfield
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SK22 2JE

Contents

1.00 Introduction and Background 3

2.00 The Proposal 3

3.00 Heritage Appraisal 3

4.00 Access 7

5.00 Conclusions 7

1.00 Introduction and Background

The property is located within the Chapel en le Frith Town End Conservation Area and identified in Figure 1, which is an extract from the Chapel en le Frith Town End Conservation Area Map.

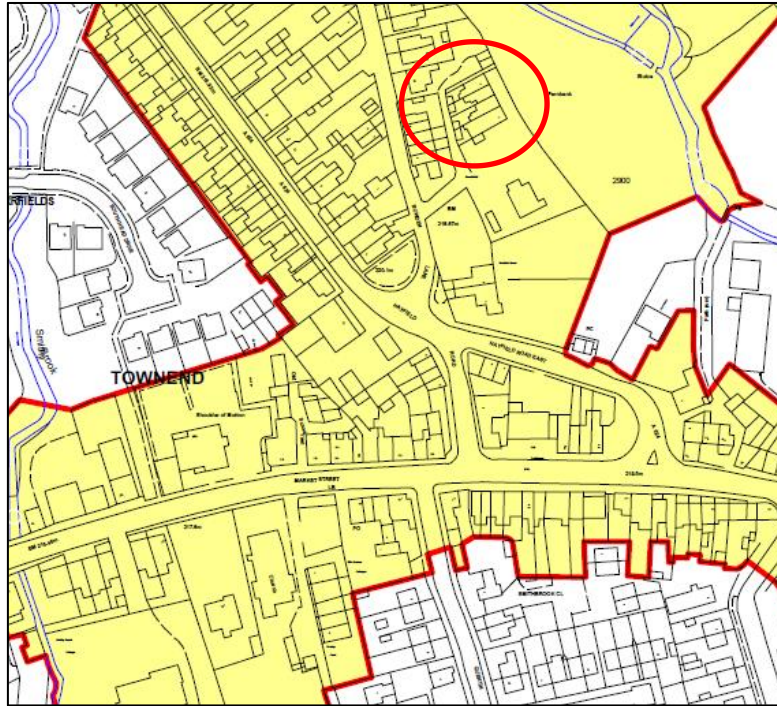


Figure 1: Location Plan showing Conservation Area

The property is simple in construction with blue slate pitched roof, the walls are brick and render and the joinery is PVCu framed.

2.00 The Proposal

This application seeks approval for to remove the existing single storey PVCu conservatory to be replaced with a single storey traditionally built extension and remove an outbuilding (removed under permitted development).

3.00 Heritage Appraisal

Heritage Introduction

The Heritage Assessment element of this document follows the guidelines set out in Historic England Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (Historic England 2019). This recommends a 5-stage approach to decision-making in applications affecting heritage asset:

- Stage 1: Understand the form, materials and history of the affected heritage asset(s), and/or the nature and extent of archaeological deposits.
- Stage 2: Understand the significance of the asset(s)
- Stage 3: Understand the impact of the proposal on that significance

- Stage 4: Avoid, minimise and mitigate negative impact, in a way that meets the objectives of the NPPF
- Stage 5: Look for opportunities to better reveal or enhance significance

The assessment is also mindful of the staged approach described in Principles of Cultural Heritage Impact Assessment in the UK (IEMA/IHBC/CIfA 2021). This good practice guidance document identifies two main principles and six analytical stages that allow Cultural Heritage Impact Assessment (CHIA) to be used to make informed decisions about the sustainable management of cultural heritage assets:

- a. Understanding cultural heritage assets:
 1. Describing the asset;
 2. Ascribing cultural significance; and
 3. Attributing importance.
- b. Evaluating the consequences of change:
 1. Understanding change;
 2. Assessing impact; and
 3. Weighting the effect.

Paragraph 189 of Chapter 16 (Conserving and Enhancing the Historic Environment) the National Planning Policy Framework (as revised, February 2019) states that in determining applications, local planning authorities should require an applicant to describe the particular significance of the heritage asset, including the contribution made by their setting.

The scope and purpose of this section is therefore to identify the significance of the conservation area, and to assess how this will be affected by the proposal. The level of detail is considered proportionate to the importance of the heritage asset, in accordance with paragraph 189, and no more than necessary to understand the impact of the proposal.

Paragraph 190 of the National Planning Policy Framework states local planning authorities should identify and assess the particular significance of a heritage asset, including its setting, and take this into account when considering the impact of a proposal in order to avoid or minimise conflict between the asset's conservation and any aspect of the proposal. Significance is defined in the NPPF Glossary as:

'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.'

The heritage issue facing the proposal is its impact upon the character and appearance of the conservation area.

Although the developments site does not contain any designated heritage assets it is located within the Conservation Area and any development in the site could have a potential impact on the Conservation Area.

The Chapel en le Frith Conservation Area was designated in 1971 with its original boundary extended in 1994 and again in 2004. The conservation area boundary encompasses the town center, which includes the application site, and aims to protect significant heritage assets.

Building materials found in the conservation area are typically blue slate roofs and gritstone or brick walls.

The Chapel-en-le-Frith Conservation Area Character Appraisal, Adopted July 2008, is silent on the Town End area of the Conservation Area.

Figure 2 identifies the listed buildings in the vicinity of the development site.

Townend Methodist Chapel, located on Market Street, is a Grade II listed building and the listed entry states:

*'SK 06 80 TOWN OF CHAPEL-EN-LE-FRITH MARKET STREET 8/52
(South Side) Townend Methodist Church GV II*

Church. c 1874. Rock-faced, coursed, squared gritstone. Gritstone dressings and quoins. Slate roof. Moulded stone copings. Northern porch, gabled nave with spired tower to north-west corner, transepts, offices to south. Early C20 north porch with central pointed doorcase, drip mould over. To either side, single light cusped headed windows. Above, behind porch, original north window. Pointed head, geometric bar tracery. Pilasters either side. In gable above, a cusped, circular, blind opening. Square tower to west with octagonal spire. Cusped stonework to top of square tower, then tiled section. At base of octagonal spire, a band of quarterfoils in circles. Above, pointed, cusped headed bell openings on all sides. Over-hanging stone spire above with toothmark decoration. East elevation - cusped lancet window to north. To south, three stepped buttresses, reaching almost to eaves level. Three two-light geometric bar tracery windows, one to south side of each buttress. Transepts have diagonal buttresses and central window, similar to nave windows. Cusped lancets either side. Above, rose window. Interior - northern gallery with cusped panels, supported by cast iron columns. Contemporary wooden pews. All windows plate tracery inside. Considerable amount of contemporary stained glass. C20 pulpit and altar.'

The Methodist Junior School, also located on Market Street, is a Grade II listed building and the listed entry states:

SK 06 80 TOWN OF CHAPEL-EN-LE-FRITH MARKET STREET 8/53 (South Side) Methodist Junior School GV II

School. Dated 1853, 1887 and 1929. Coursed, squared gritstone, gritstone dressings. Roof, part stone slate, part tile. Two storey section to north, single storey additions to south. West elevation - semi-circular headed window with projecting keystone, imposts and sill, glazing bar sash. To south, drip moulded

doorcase. Rectangular fanlight above double doors with cusped tracery in top panels. Over door, datestone of 1887. To south, 1887 wing with three similar windows and panelled door. 1929 addition to south, five windows and modern door. Included for group value.

The application site is sufficiently distanced from these listed buildings to ensure the proposed development will have no impact on them.

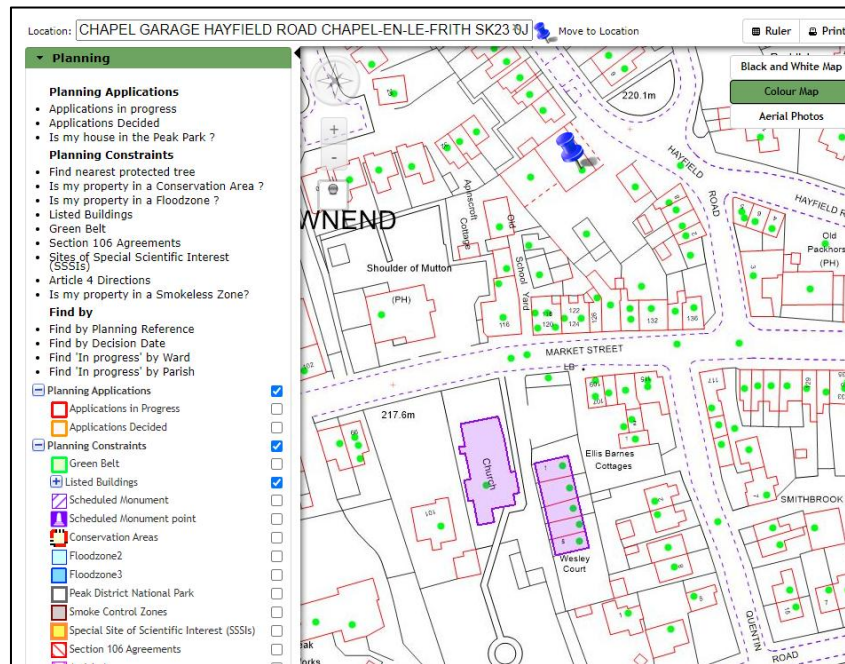


Figure 2: Local Plan Extract Showing Listed Buildings in the Locality

It is clear from the foregoing that the conservation area is of historic and aesthetic significance.

Significance of the Property

The Property is not listed but lies within The Conservation Area and should be considered as having high significance.

However, there is no doubt that the more recent addition PVCu conservatory, not visible from any public roads, is of low significance and contributes nothing to the host property or conservation area in historic and conservation terms.

Impact and design of the proposals

The proposed replacement single storey extension is a traditionally built structure with a blue slate roof, brick walls and PVCu framed joinery.

The proposed structure is not visible from the wider conservation area and the design of the proposal has been carefully considered to minimise any harmful impact on the Conservation Area.

Therefore the proposed replacement structure has a positive impact on the conservation and in design terms is in keeping with the host property and wider conservation area vernacular.

4.00 Access

Access is provided to the property via the existing access. The access arrangements are unchanged.

5.00 Conclusions

The proposals presented enhance and have no significant adverse effect upon the character of the Conservation Area.