

# Heritage Statement

## 1. Identification and Description of Heritage Assets

**Address:** 11 Hall St, New Mills, High Peak, Derbyshire, SK22 3BR

**Property Description:** The subject property is a Victorian house built in 1890, located within New Mills Conservation Area. The house is a two-story stone building with original sash windows and period appropriate replacements to the front. The rear of the property features a terraced garden with stone walls and fencing, the top terrace is a mixture of stone flags and decking. A small upvc porch has been added to the rear by previous owners which is proposed to be removed by this work.

**Heritage Significance:** The house contributes to the overall character of the conservation area primarily through its Victorian architectural style. It represents a typical example of residential design from the late 19th century. Its significance is mainly architectural rather than historic and is not present in the Historic Environment Record.

## 2. Assessment of Impact

**Proposed Development:** The proposal involves the construction of a single-story rear extension to provide additional living space. The extension will be designed to complement the existing architectural style, using materials that match or closely resemble the original construction.

### **Impact on Heritage Assets:**

a. **Necessity and Desirability:** The proposed extension is necessary to provide modern living standards and improve the functionality of the property. It is designed to be sympathetic to the existing structure and will represent an improvement to the structure that is in place at present.

b. **Views and Vistas:** The extension is located at the rear of the property and will not significantly affect views towards or from the heritage asset. It does not materially affect the landscape character of the national park.

c. **Historic Fabric:** The extension involves minimal alteration to the original fabric of the house. Works will remove a upvc porch and retro fitted upvc window which will be converted into an opening for access to the extension.

d. **Design decisions and alternatives:** The extension will be of stone and slate construction that matches the original materials of the original building. The roofline and proportions are designed to be subordinate to the main building, ensuring that the extension does not dominate the existing structure.

f. **Reversibility:** Should future owners wish to restore the property to its original state, the extension could be removed and an appropriate window installed.

g. **Landscape Character:** The proposed works will be built on a retro fitted section of decking at the rear of the property which will be removed and replaced with stone flags matching the rest of the upper tier of the terrace.