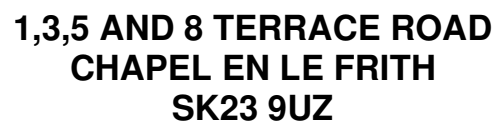




REPLACEMENT OF WINDOWS AND DOORS



Ref 27.24

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1. Introduction

The purpose of this document is to assess the Heritage Significance of the Heritage Asset; 1,3,5 and 8 Terrace Road, Chapel En Le Frith and to provide an impact assessment of the current proposals using a hierarchical system based on established criteria.

It is essential when assessing the impact of works that no harm is caused to the original building. Also, in determining applications affecting Listed Buildings, Local Authorities are obliged to take account of Section 66 (1) in the 1990 Planning (Listed Buildings and Conservation Areas) Act: 'the desirability of preserving the building or its setting or any features of special architectural or historic interest...'.

Applications for works to listed buildings also must consider the advice as set out in the National Planning Policy Framework (NPPF), which expects planners to 'identify and assess the particular significance of heritage assets... taking account of available evidence and necessary expertise', when considering the impact of a proposal, 'to avoid or minimise conflict' between conservation and any aspect of the proposal (para 129).

This heritage statement has been amended to comply with the requirements of the following:

1. National Planning Policy Framework (Amended July 2018)
2. Planning Listed Buildings and Conservation Areas) Act 1990: Sections 66 and 72
3. The Planning (Listed Buildings and Conservation Areas (Amendment) (England) Regulations 2015

Proposals affecting heritage assets are expected to enhance and preserve their significance or have a neutral impact. Heritage significance can be harmed by loss of fabric and features, alterations, or new development within the setting, unless proposals take account of this significance. The NPPF advises that when considering the impact of a proposal on the significance of a designated asset, great weight should be given to the asset's conservation. The more important the asset, 'the greater the weight should be' (paragraph 132). The building is set within the Chapel En Le Frith Conservation area; therefore, its conservation is a high priority when proposals for alteration are put forward.

The following sections summarise the works proposed to 1,3,5 and 8 Market Street and set out the impacts on the heritage significance of the building and its features, which are likely to result.

2. Understanding the Building

2.1. Building Description

Application refers to a 2/3 storey gritstone terraced residential property with window openings stepped up Terrace Road to reflect the gradient and slope of the area. Notable views from this area include that along Market Street to the east out of the conservation area.

"Conservation Area Character Appraisal - Adopted July 2008".

Through the partnership grant scheme, several traditional style shopfronts have been restored along Market Street and surrounding streets which together make a significant enhancement to their previous appearance.

3. Historic Significance and Impact Assessment

3.1. Introduction to Assessing Significance

Assessing significance is a key principle to managing change to heritage assets and is embedded within government planning policy (NPPF 2012). The more significant a heritage asset the more weight should be given to its conservation and protection. Significance is a collective term for the sum of all the heritage assets attached to a place.

Historic England set out a series of Conservation Principles and Values in 2008 and grouped them into four categories.

Evidential Value – Deriving from the potential of a place to yield evidence about past human activity

Historic Value – Deriving from the ways in which past people, events and aspects of life can be connected through the place to the present.

Aesthetic Value – Derives from the ways in which people draw sensory and intellectual stimulation from a place

Communal Value – From the meanings of a place for the people who relate to it.

They also identified 4 main aspect of significance which can be measured in hierarchical levels.

Exceptional – An asset important at the highest national or international levels including ancient monuments, Grade I and II* Listed Buildings. The NPPF advises that substantial harm would be wholly exceptional.

High – A designated asset important at a local to regional level, including Grade II Listed Buildings and conservation areas. The NPPF advises that substantial harm should be exceptional.

Medium – An undesignated asset important at a local to regional level, including (non- statutory) Listed Buildings or those that make a positive contribution to resetting of a Listed Building or to a conservation area. This may include less significant parts of Listed Buildings. Building and parts of structures in this category should be retained where possible although there is usually scope for adaptation.

Low – Structure or feature of very limited heritage or other cultural value and not identified as a heritage asset. May include insignificant interventions to Listed Buildings, and buildings/extensions that did not contribute positively to a conservation area. The removal or adaptations of structures in this category is usually acceptable where the work will enhance a related heritage asset.

Negative – Structure of feature that harms the value of a heritage asset. Wherever practicable removal of negative features should be considered, taking account of setting and opportunities for enhancement.

3.2 Summary of Proposals

Richmond Consultants, have produced the proposal drawings which include the following key proposals: -

External Works

- Removal of the existing timber casement windows.
- Removal of the existing timber panelled entrance doors, and frame
- Replacement of the timber casement windows and door with Conservation style uPVC windows and contemporary door and frame.
-

Breach of legislation:

The Premises is currently in breach of the following legislation: -

The Workplace (Health, Safety and Welfare) Regulations require employees to adequately maintain buildings and equipment, with dangerous defects being remedied and records retained.

Attempts to address the issues through other means:

The original windows have been replaced with low quality single glazed timber casements and had repairs carried out.

3.3 Impact of the Proposals

The impact of the proposal on the scheme is minimal given the nature of the works and the table below briefly summarises each aspect of the proposal as it affects individual spaces, with a summary of the heritage significance of the space, the impact and any mitigation recommended. Impacts on significance are assigned to the following categories, with the level of harm largely depending on whether the historic fabric is lost, or new installations affect the spatial or aesthetic quality of the area: -

- Enhancement
- Neutral
- Slight Harm
- Moderate Harm
- Substantial Harm

The works are considered to have a neutral impact. None of the proposed works will cause more than slight harm and should improve and protect the existing fabric

EXTERIOR			
Proposal	Significance of Space or Feature	Impact on significance	Mitigation
Replacement of timber casement windows.	Low	Enhancement	Windows are at the end of life with no means of ventilation which has caused issues with the timbers and water ingress. Windows to be replaced with Conservation style windows to give improved thermal and sound performance and improve the aesthetics of the existing elevation.

Removal of existing timber panelled entrance doors, frame.	Low	Enhancement	Door is at the end of life, leading to security concerns. Door to be replaced with a contemporary door set in a sympathetic design and colour.