

Heritage Statement

85a The Shire, Simmondley Village,
Glossop, SK13 6LS

Within the Simmondley Conservation Area, High Peak Borough Council

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1. Introduction

This Heritage Statement has been prepared in support of a new householder planning application for 85A The Shire, Simmondley Village, Glossop, located within the Simmondley Conservation Area.

The property is not listed, nor is it identified in the National Monuments Record. The statement considers the significance of the heritage asset and assesses the likely impact of the proposed development in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework (NPPF), and the High Peak Local Plan.

2. Description of the Property and its Setting

The property is a semi-detached dwelling comprising two principal phases of construction:

- The original core, dating from circa 1800–1850, which retains elements of traditional form and proportion.
- A circa 1950s side extension, which more than doubled the building's overall footprint and now forms the majority of the principal and rear elevations.

The Simmondley Conservation Area Appraisal (2014) identifies the original part of the house as a “positive building”, while the later twentieth-century addition is deemed neutral in heritage terms.

Due to the sloping site, the property presents two storeys to the front and three to the rear, with the garden falling away from the dwelling. The rear elevation — where the extension is proposed — is largely screened from public viewpoints, with only limited visibility from The Green to the southeast.

3. Description of Proposed Works

The proposal comprises a single-storey rear extension projecting from the original portion of the dwelling. The extension will:

- Be raised on steel columns to accommodate the change in site level.
- Feature a flat roof, forming a small open balcony area with access steps to the garden.
- Be clad in high-quality oak-effect composite boards, chosen for their natural tone, durability, and compatibility with surrounding materials.
- Abut the angled rear boundary while remaining fully compliant with the 45-degree rule to safeguard neighbour amenity.

No alterations are proposed to the principal (front) elevation, existing side elevation, or the original historic building fabric of these elements.

4. Significance of the Heritage Asset

The Simmondley Conservation Area is valued for its collection of historic stone dwellings, its irregular settlement form, and the relationship between built form, topography, and green spaces.

The rear elevation of 85A The Shire forms part of the later twentieth-century addition and contributes neutrally to the character of the Conservation Area. Its current materials and proportions are functional rather than architecturally distinctive, and the rear elevation does not contain features of heritage value.

As such, the area affected by the proposal is of low individual significance within the Conservation Area context.

5. Assessment of Impact

The proposed works have been designed to ensure that they:

- Preserve the character and appearance of the Conservation Area by maintaining the form, scale, and rhythm of existing built development.
- Respect the architectural hierarchy of the dwelling — clearly read as a modern addition to a later part of the building, subservient to the historic core.
- Introduce lightweight, visually recessive forms that avoid dominating the host structure or neighbouring plots.
- Use materials of appropriate tone and texture, complementing traditional materials while avoiding the visual bulk associated with masonry extensions.
- Have zero visual impact from public vantage points, being confined to the rear elevation and fully screened from the public highway.
- Remain compliant with High Peak's residential design guidance and conservation policies.

The resulting development will have negligible adverse impact on the character or appearance of the Simmondley Conservation Area and will modestly enhance the architectural quality of the rear elevation.

6. Statement Of Significance & Impact: Assessment Table

Proposed Works (item by item)	Significance of the historic fabric/area that will be affected	Impact of the proposed work(s) on the historic fabric/area
Construction of a single-storey rear extension with flat roof, elevated on steel columns/stilts.	Rear elevation forms part of the later c.1950s extension, identified as neutral (neither positive nor negative) within the Simmondley Conservation Area Appraisal. Minimal historic fabric affected.	The addition is contemporary in form but sympathetic in scale and massing. It is reversible, removes minimal historic fabric, and is located to the rear, where visual impact is minor. No harm to the Conservation Area.
Use of high-quality oak-effect composite cladding to external walls.	The existing rear elevation uses mixed modern materials and finishes. Timber and timber-effect finishes are characteristic of outbuildings in the area but not typically on principal elevations.	The composite cladding introduces a natural tone and texture compatible with the character of the area. The material offers durability and a refined appearance, avoiding weathering issues associated with natural timber. Neutral to slight enhancement.
Creation of an open balcony area above part of the extension with access steps to the rear garden. With 1.7m high privacy screen to the adjoining neighbour's side.	The rear elevation is not visible from the principal public realm and contributes neutrally to the Conservation Area.	The lightweight balcony structure maintains openness, respecting the topography and avoiding over-dominance. No adverse visual or heritage impact.
Retention of the angular rear boundary relationship ensuring compliance with the 45-degree rule.	Relationship with adjoining properties contributes to the domestic character of the Conservation Area.	Ensures no harm to neighbouring amenity or setting. Complies with local design guidance and maintains established built form rhythm.

7. Conclusion

The proposed single-storey rear extension is a sympathetic and proportionate addition to the dwelling. It will not result in the loss of significant historic fabric, nor will it harm the special interest or appearance of the Simmondley Conservation Area.

Through careful design, material selection, and compliance with amenity guidelines, the proposal will preserve the area's character, providing a modest enhancement to the quality and usability of the home.

Accordingly, the development is considered to comply fully with:

- The Planning (Listed Buildings and Conservation Areas) Act 1990 (Section 72),
- The National Planning Policy Framework (NPPF) (Sections 195–206), and
- Relevant policies of the High Peak Local Plan relating to heritage, design, and residential amenity.