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Conservation Team Advice – Amendments

Date: 24th July 2025
Application Ref: HPK/2023/0118
Site Address: Land at Hole House Mill, Marple Road, Chisworth
Proposal: Demolition of existing mill outbuildings and renovation of Mill into 8 apartments and erection of 29 new dwellings together with associated car parking, landscaping and highway works

Conservation Advice

Comments on Amendments

Previous conservation comments (02/04/25) recommended alterations to the design of Block B & C and further clarification on the land levels and elevations of Block D.

Amended plans have, subsequently, been provided.

These comments are based upon the following amended plans received (received 24th June 2025):

- *Existing Mill Plans & Elevations (dwg no. A DR 007 Rev C)*
- *Block A Proposed Plans (dwg no. A DR 016 Rev A)*
- *Block A Proposed Elevations (dwg no. A DR 017 Rev A)*
- *Block B Proposed Plans (dwg no. A DR 018 Rev A)*
- *Block B Proposed Elevations (dwg no. A DR 019 Rev A)*
- *Block C Proposed Elevations (dwg no. A DR 021 Rev A)*
- *Block C Proposed Plans (dwg no. A DR 020 Rev A)*
- *Block D Proposed Plans (dwg no. A DR 022 Rev P01)*
- *Block D Proposed Elevations (dwg no. A DR 023 Rev A)*
- *Proposed Site Section A-A (dwg no. A DR 025 Rev A)*
- *Proposed Site Section B-B (dwg no. A DR 026 Rev A)*
- *Proposed Site Section C-C (dwg no. A DR 027 Rev P01)*
- *Proposed Street Scene (dwg no. A DR 024 Rev A)*
- *Proposed Site Plan (dwg no. A DR 028 Rev A)*
- *Design and Access Statement (Revision B)*

Block A – conversion of stone mill building

The proposed elevations indicate the removal of some modern lean-to features and staircases, but predominantly the retention and reuse of the existing footprint for the conversion to residential use. In addition, the proposed conversion would reuse of many of the existing openings. There would be a new atrium entrance added to the front elevation and rooflights added to the rear elevation, but these would be relatively minor alterations in regard to the scale of the building. Overall, the industrial character and appearance of the building would be retained which is supported from a conservation perspective.

Block B – Ropewalk

The proposed design has been slightly altered to provide a visual break in the long linear block, which would help to alleviate the overbearing appearance of massing and bulk of Block B. The proposed materials would be buff bricks, with stone heads and cills, and grey slate roofs. Whilst it would be brick, the buff brick colouring would complement the buff stonework which is typical of buildings in the adjacent Conservation Area.

The proposed appearance of Block B would be very uniform, which would be reflective of the industrial character of the site. Whilst the overall scale of this block would be quite large, the existing ropewalk building has a large footprint and the break in the block would help reduce some of the visual bulk. In addition, the proposed materials would be sympathetic to the surrounding built heritage.

Block C – Sawtooth industrial

The proposed roofplan has been altered to be a more sympathetic asymmetrical sawtooth design, which is more characteristic of traditional industrial buildings. Block C would be constructed in red brick with grey slate roof and some black timber cladding. The buildings in the Conservation Area are typically constructed of buff stonework and the proposed use of red brick and dark cladding would create a more contemporary industrial appearance to the building. However, this would still be complementary to the adjacent built heritage as many industrial buildings from the mid-19th century onwards utilised bricks after the development of the railway. In



addition, the remains of the existing ropewalk building are compiled of red bricks so Block C would not look totally out of character with the historic context.

Further clarification has also been provided in the site sections, which illustrate how Block C would not dominate or overbear the adjacent buildings in the Conservation Area along Marple Road.

Block D – Mill Workers Cottages

Elevations and plans have been provided for Block D, which has been designed to emulate a small terrace of mill workers cottages. The block would be constructed in natural stone and a pitched slate roof with chimney stacks. Although not overtly clear, the site plan appears to indicate that the terraces would have boundary walls to the front to enclose a small garden for each dwelling. Overall, the scale, design and palette of materials of this terrace would be sympathetic to the vernacular character of the adjacent Conservation Area.

Alterations within the site

As noted in previous conservation comments (02/04/25), the proposed designated areas for parking would help alleviate the cluttered appearance of cars parked in front of the buildings. In addition, it is noted that the proposed development seeks to incorporate the mill pond and stream into scheme. This, along with the proposed landscaping, would help assimilate the site into the rural historic context of the adjacent Conservation Area.

Legislation and Policy

National Planning Policy Framework (NPPF) 2024

In determining applications, local authorities should take account of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation, the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality, the desirability of new development making a positive contribution to local character and distinctiveness (par.210).

Any harm to the significance of a designated heritage asset (from its alteration or destruction, or from development within the setting), should require clear and convincing justification (par.213).

Where a proposed development would lead to less than substantial harm to the significance of a designated heritage asset, this should be weighed against the public benefits of the proposal, including securing its optimum viable use (par.215).

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining applications and a balanced judgement will be required in regard to the scale of harm or loss of significance of the non-designated heritage asset (par.216).

Local Development Framework

Consideration should also be given to the following documents and local development framework policies:

- High Peak Local Plan (Adopted 2016) – EQ7 Built and Historic Environment
- Hole House Conservation Area Appraisal (2016)

Conclusions and Recommendations

In summary, the proposal would result in a minor degree of harm to the setting and significance of Holehouse Conservation Area due to the intensive form of development in the designated area's rural setting and context. With reference to the planning policies, this would be 'less than substantial harm' to the setting and significance of the designated heritage asset (par.215 of NPPF and policy EQ7 of the local development framework).

The proposed design of the development has, however, responded well to the rural vernacular and industrial character of the site and the adjacent Conservation Area. The proposed development would retain the mill building and historic water features, both of which make a positive contribution to the setting of the Conservation Area (par.219 of NPPF). The retention of these historic features, along with the sensitive design of the



new builds, would reduce some of the heritage harm. In addition, it is recognised that there are likely public benefits arising from the development which balance or outweigh this level of heritage harm to the setting of the Conservation Area (par.215 of NPPF). There are no objections to the proposal from a conservation perspective.

For any consent granted, we would suggest the following conditions:

- No works shall be commenced on Block A until a methodology for undertaking repair works to this building has been submitted to and approved in writing by the Local Planning Authority. This shall include a full schedule of works which addresses stone repairs, stone cleaning, roof repairs and pointing. The works shall thereafter be carried out only in accordance with the approved details.

Reason: To safeguard the historic character of the building.

- Before any construction occurs above damp-proof course (DPC) on Block B and C, a brick sample panel, showing the brick type, brick bond pattern, mortar and pointing technique, shall be provided on site for inspection and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed sample panel details.

Reason: To ensure the development preserves the setting of the Conservation Area.

- Before any construction occurs above damp proof course (DPC) on Block D, a stone sample panel, showing stone type and finish, as well as its coursing, jointing and pointing technique, shall be provided on site for inspection and agreed in writing by the Local Planning Authority. The development shall be carried out only in accordance with the agreed sample panel details.

Reason: To ensure the development preserves the setting of the Conservation Area.

- Before the new roof(s) hereby approved are installed, samples or detailed specifications of the new roof slates, shall be submitted to and agreed in writing by the Local Planning Authority. The works shall thereafter be carried out only in accordance with the agreed materials.

Reason: To ensure the development preserves the setting of the Conservation Area.



- Before the construction of any ridge, verges or eaves on Block B, C & D, details of the treatment of ridge, verges and eaves hereby granted consent shall be submitted to and agreed in writing by the Local Planning Authority. The works shall thereafter be carried out only in accordance with the agreed verges and eaves details.

Reason: To ensure the development preserves the setting of the Conservation Area.

- No development shall be commenced in respect of the features identified below, until details of their design, fixing and finish in the form of manufacturer's specification or drawings and sections at a scale of not less than 1:10 have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken and retained for the lifetime of the development in accordance with the approved details.
 - I. External windows, including roof windows, doors and their immediate surroundings, including details of glazing and glazing bars.
 - II. Treatment of window and door heads and cills
 - III. Ridge, verges and eaves
 - IV. Rainwater goods
 - V. Any vents, flues or airbricks
 - VI. Meter boxes
 - VII. Soil and vent pipes
 - VIII. Chimney stacks
 - IX. External hard and soft landscaping
 - X. Boundary treatments
 - XI. Any external bin and cycle storage

Reason: In the interests of visual amenity.

Conservation Officer: Megan Atkinson



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