

Heritage Statement

Proposed Summer House – Land behind Holly Cottage, Kinder Road, Hayfield, Derbyshire SK22 2LE

Date: 02 November 2025

Introduction

This Heritage Statement has been prepared in support of a planning application for the erection of a small summer house on land to the rear (south) of Holly Cottage, Kinder Road, Hayfield. The land is owned by the occupiers of 3 Didsbury Terrace and is used for their private enjoyment.

The proposal seeks to provide a modest, timber-clad garden building to be used in connection with the domestic enjoyment of 3 Didsbury Terrace. Although the structure would ordinarily fall under permitted development, planning permission is required as the land lies outside the official curtilage of the property.

Site and Context

The site lies to the rear of Holly Cottage on Kinder Road, within the village of Hayfield. The land forms part of an enclosed parcel historically used as allotments before being sold to the occupiers of 1–3 Didsbury Terrace. The site is bare ground and bounded by timber fences and vegetation, with no intervisibility with the public highway or wider landscape.

The land is accessed via a right of way leading from the rear of 3 Didsbury Terrace, with access to the public highway available through the rear of the Didsbury Terrace row.





Heritage Context

The site lies within the Hayfield Conservation Area, an area characterised by traditional stone cottages, narrow lanes, and strong visual containment from surrounding hillsides. Buildings within the conservation area typically exhibit coursed gritstone, slate roofs, and modest detailing.

The proposal site, however, is situated behind existing dwellings and does not contribute directly to public views or the character of the street scene. The proposed structure will not alter key features or affect the setting of any listed buildings.

Description of the Proposal

The proposal comprises a timber summer house with a flat roof, measuring approximately 4.0 m in width, 2.4 m in depth, and 2.5 m in height. The structure includes vertical timber cladding and a glazed frontage 3.0 m wide, incorporating a central door.

The summer house will be positioned 1.0 m from both the northern and eastern boundaries. It will be installed on lightweight foundations and will not involve excavation or service connections.

Assessment of Heritage Impact

Given its small scale, low height, and concealed position, the proposed summer house will not be visible from public viewpoints within or outside the conservation area. Its design and materials are

sympathetic to the domestic garden setting and appropriate in scale for ancillary use.

The proposal does not affect the setting of nearby historic buildings, nor does it erode the special architectural or historic interest of the conservation area. The development will preserve the character and appearance of the heritage asset in accordance with the statutory duty under Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Conclusion

The proposed summer house represents a sensitive and proportionate addition within a private garden plot. The design respects local materials and character while ensuring no visual or physical harm to the heritage significance of the area.

It is therefore considered that the proposal complies with the objectives of the National Planning Policy Framework (NPPF), the High Peak Borough Council Local Plan, and the Hayfield Conservation Area Appraisal. The development will preserve the historic environment while providing modest amenity benefits for the applicant.