

# HERITAGE STATEMENT AND IMPACT ASSESSMENT

**Demolition of stable block & manège and proposed new dwelling to the rear of a Grade II Listed Building**

Laneside Farm

Laneside Road

New Mills

SK22 4LU

Document Reference: 2721 – HIA

March 2026

## Contents

- 1.0 Executive Summary
- 2.0 Introduction
- 3.0 Planning Policy
- 4.0 Location and Site Information
- 5.0 Historic Environment Record
- 6.0 Statement of Significance
- 7.0 Proposal Overview and Impact Assessment
- 8.0 Conclusion

Sources

## **1.0 EXECUTIVE SUMMARY**

- 1.1 Laneside Farmhouse is a historic mid C18th rural dwelling and former farmhouse currently set within a domestic curtilage, the building lies off Laneside Road to the east but the principal entrance and elevation face the fields to the west. Ancillary to the house are modern stables, a manège and horse walker. The farmhouse is a Grade II Listed Building.
- 1.2 The proposals comprise the demolition of the stables and construction of a new single-storey three-bedroom dwelling on the land currently occupied by the manège. The proposals therefore have the potential to impact on the setting of the grade II listed farmhouse.
- 1.3 Dickinson Waugh were appointed to consult in the design of the house, primarily relating to the building's mass, siting and height in order to demonstrate that the design responds to understanding the significance of the heritage asset and preserving the its setting and any features of special architectural or historic interest it possesses.
- 1.4 This document has been prepared in order to set out the building's history, understand and articulate its significance and assess and demonstrate the impact of the proposals.
- 1.5 This document contends that on balance the proposals are not causative of harm to the setting of the farmhouse and the removal of the stables may represent a net benefit.

## **2.0 INTRODUCTION**

### **2.1 Purpose**

- 2.1.1 This Heritage Statement has been prepared in support of an application for Planning Permission for the construction of a new dwelling to the rear and within the historic curtilage of a Grade II Listed Building (Designated Heritage Asset).
- 2.1.2 The purpose of this document is to assess the proposed works in relation to the statutory duties set out under Sections 16(2) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, which require special regard to be given to the desirability of preserving the listed building, its setting, and any features of special architectural or historic interest it possesses.
- 2.1.3 The assessment seeks to demonstrate that the proposals have been informed by an understanding of the building's significance, and that they aim to conserve and, where possible, enhance the special interest of both the listed building and its wider historic context.

### **2.2 Methodology**

- 2.2.1 This Heritage Statement and Impact Assessment has been prepared following the staged approach recommended by Historic England, whereby an understanding of significance of a site is used to inform and guide design development. The document is structured in three sections:

#### **Section 1 – Background**

This section provides a concise overview of the building's historical background and physical evolution. It includes a review of available documentary sources and a search of the local Historic Environment Record (HER) to establish the building's historic context.

#### **Section 2 – Significance**

Drawing upon the research presented in Section 1, this section assesses the building's heritage values in accordance with Historic England's guidance. It identifies and evaluates the relative significance of individual elements and the asset as a whole.

#### **Section 3 – Proposals**

This section demonstrates how an understanding of the building's significance has informed the design principles and proposed works. It explains how the proposals aim to conserve and, where possible, enhance the identified heritage values while minimising and mitigating any potential harm.

- 2.2.2 This assessment has been undertaken in accordance with the principles and guidance outlined in British Standard 7913:2013 – 'Guide to the Conservation of Historic Buildings', and with reference to Historic England's Historic Environment Good Practice in Planning documents,

including GPA1 'The Historic Environment in Local Plans', GPA2 'Managing Significance in Decision-Taking in the Historic Environment', and GPA3 'The Setting of Heritage Assets' (Second Edition). These documents collectively provide the recognised framework for understanding, assessing, and managing change within the historic environment.

- 2.2.3 Significance has been evaluated in accordance with the principles and methodology outlined in Historic England Advice Note 12, Statements of Heritage Significance: Analysing Significance in Heritage Assets, and the former English Heritage publication Conservation Principles, Policies and Guidance.
- 2.3 This document has been prepared by Daniel Waugh, a founding partner of Dickinson Waugh Architecture Ltd, with over 37 years of professional experience in the conservation and adaptation of historic buildings. Daniel holds a postgraduate degree in Architectural Conservation and serves as a lecturer in various subjects including Architectural Technology (BSc) and Building Conservation and Adaptation (MSc) at the University of Lancashire Grefell Baines Institute of Architecture. He is a Member of the Chartered Institute of Architectural Technologists (CIAT) and the Institute of Historic Building Conservation (IHBC).
- 2.4 A site survey and visual inspection of the site and surrounding area was carried out in July 2025. Background research was conducted with reference to the High Peak interactive planning service, the Derbyshire Historic Environment Record, historic mapping databases, archived material, and through discussions held with the architect and applicant. The assessment of the proposals will be conducted with reference to a range of texts, particularly the Historic England good practise guides and local authority's appraisal of the building and the conservation area.
- 2.5 The following drawings and documents have been assessed in the preparation of this document.

### **Redbox Surveys**

25/4629/01 A Topographical Survey

### **David Norris Associates**

25/1543 01 Site Plan & Site Sections as Existing  
25/1543 02 Laneside Farm Building Elevations as Existing  
25/1543 03 Laneside Farm Stable Elevations as Existing  
25/1543 04 Site Plan as Proposed  
25/1543 05 New Dwelling Plans & Elevations as Proposed  
25/1543 06 Stable Block Plans and Elevations as Proposed

### **MD Landscape**

423/LAND/L/100 P01 Landscape Proposals Plan  
423/LAND/L/400 P01 Planting Schedule, Specification and Implementation Plan  
423/R/200 Arboricultural Impact Assessment and Method Statement

### 3.0 PLANNING POLICY

#### 3.1 NATIONAL POLICY

3.1.1 Policy at national level is set out within the National Planning Policy Framework (NPPF, 2024). The following paragraphs of the NPPF are considered particularly relevant to the proposed development:

207. *In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*
212. *When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*
213. *Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:*
- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
  - b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional*
214. *Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*
- a) the nature of the heritage asset prevents all reasonable uses of the site; and*
  - b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
  - c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
  - d) the harm or loss is outweighed by the benefit of bringing the site back into use.*

215. *Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.*

### 3.2 LOCAL POLICY

3.2.1 The Development Plans applicable to the site includes the policies as set out in the High Peak Local Plan adopted 2016. With respect to the Built and Historic Environment, Policy EQ7 sets out that:

*The Council will conserve heritage assets in a manner appropriate to their significance. This will take into account the desirability of sustaining and enhancing their significance and will ensure that development proposals contribute positively to the character of the built and historic environment in accordance with subarea strategies S5, S6 and S7.*

*Particular protection will be given to designated and non-designated heritage assets and their settings including:*

- *Listed Buildings*
- *Conservation Areas*
- *Historic Parks and Gardens*
- *Scheduled Monuments*
- *Archaeological Sites or heritage features*
- *Heritage trees and woodlands*
- *Locally listed heritage asset*

## 4.0 LOCATION AND SITE INFORMATION



Figure 1. Site location plan, not to scale.

- 4.1 Laneside Farm (the building / the farmhouse) is a historic farmhouse situated within the historic parish landscape of the High Peak area of Derbyshire (historically associated with the wider Cheshire and Stockport hinterland).
- 4.2 The building is understood to originate from the mid C18th. Originally the farmstead to which it belonged formed part of a network of small agricultural holdings occupying the valley sides and upland margins around the River Sett and River Goyt, where mixed farming supported the rural economy before the rise of textile manufacture in the late C18th.
- 4.3 The building now occupies a plot within a domestic curtilage set back from Laneside Road on the south-western side of New Mills and lies behind a row of C19th terraces. Within the building's wider plot lie two stable blocks on lower lying land to the west of the house leading to a manège and horse walker. A farm track runs along the south of the site leading to a property known as The Grange to the west.
- 4.4 The building's principal entrance and elevation face away from the highway and to the west towards the fields and agricultural land which broadly form the building's original setting.

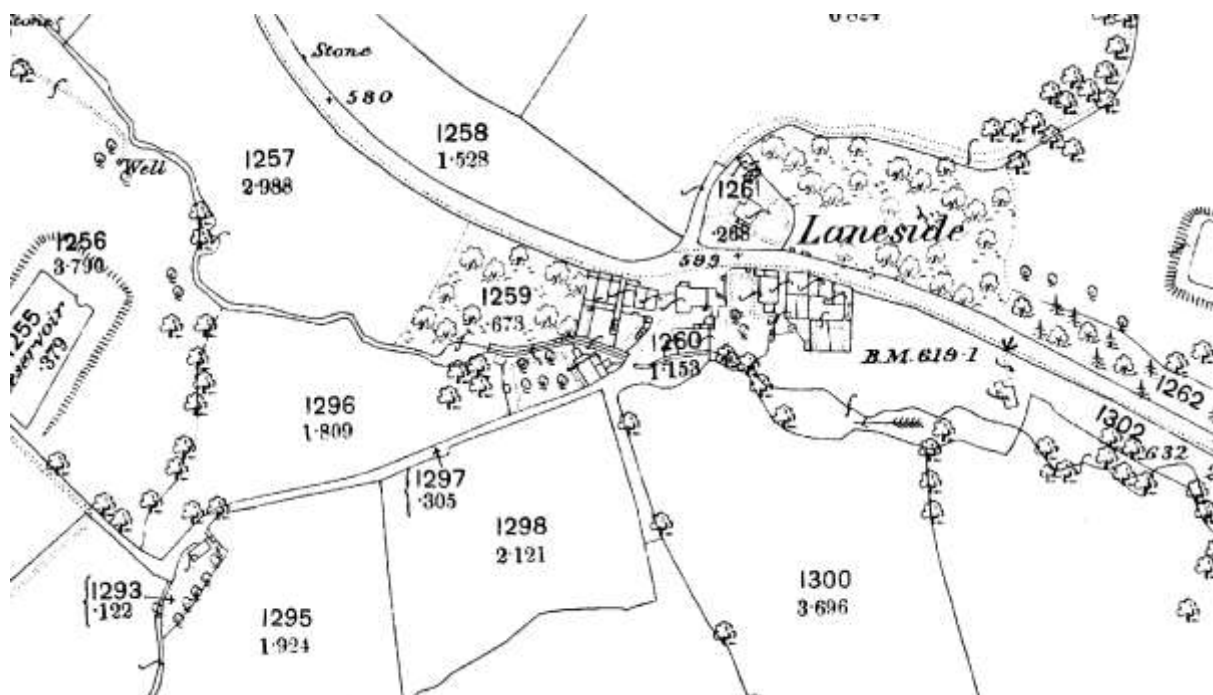


*Figure 2. Ordnance survey circa 1880. Farmhouse broadly as it lies today with some smaller ancillary structures to the west. Terraced properties affronting the road with the track to the south. This broadly sets out the building's historic setting within its surroundings.*

## 5.0 HISTORIC ENVIRONMENT RECORD

- 5.1 A review of the Derbyshire Historic Environment Record has been carried out to the site and surrounding area in order to identify heritage assets which have the potential to be affected by proposals on the site.

## 5.2 LANESIDE FARMHOUSE

### 5.2.1 Listing Description

List Entry            Laneside Farmhouse, Laneside Road

Grade.                II

List Entry No.       1088119

Date Listed.          19<sup>th</sup> September 1977

Early C19 front to older house. Double pile house of 2 storeys in coursed stone, which is early C19. 3 windows with stone lintels with keystones, no glazing bars, wood frames, above 2. Round-headed doorway with keystone and impost and plinth blocks. Modern door. Stacks at gable ends. Rear elevation retains an C18 window with glazing bars and hung sashes, while a gable has a 3-light window with stone mullions on both floors, the centre light with glazing bars.

### 5.3 OTHER LISTED BUILDINGS (Designated Heritage Assets)

5.3.1 There are no other statutorily listed buildings within close proximity to the site.

### 5.4 CONSERVATION AREAS (Designated Heritage Assets)

5.4.1 The New Mills Conservation Area is less than 1km to the west of the farmhouse.

### 5.5 NON-DESIGNATED HERITAGE ASSETS

5.5.1 The NPPF defines non-designated heritage assets as being locally-identified '*buildings, monuments, sites, places, areas or landscapes identified by plan making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets*'. It is important to note that some non-designated heritage assets are equivalent to designated heritage assets in terms of significance.

Non-designated heritage assets can be identified in a number of ways, including:

- Local heritage lists
- Local and Neighbourhood Plans
- Conservation area appraisals and reviews
- Decision-making on planning applications

5.5.2 High Peak do not currently hold a record of locally listed buildings.

### 5.6 OTHER HERITAGE ASSETS

5.6.1 The review of the historic environment database has confirmed that there are none of the following heritage assets within close proximity to the building:

- Registered battlefields
- Registered parks and gardens
- Scheduled Monuments

- Areas of archaeological interest

## 6.0 STATEMENT OF SIGNIFICANCE

- 6.1 The building dates back to the early C18th and as such holds considerable historic interest purely in terms of age and rarity. Generally, any building dating between 1700 and 1850 which remains in reasonable original order is considered by Historic England as worthy of listing.
- 6.2 Aside from the building's architectural and historic interest and in the context of development on the site, the significance of Laneside Farm derives from its relationship with the surrounding agricultural landscape which forms its historic setting.
- 6.3 The principal appreciation of the farmhouse occurs from the farm access track and adjoining agricultural fields located to the west of the farmstead from which the building is experienced within its traditional rural context. From these vantage points the farmhouse is read as part of a modest historic farmstead group, set within open pastoral land which reflects the long-established agricultural character of the area. The approach along the track provides a gradual and legible sequence of views in which the farmhouse and associated buildings emerge within the landscape, reinforcing the historic functional relationship between the dwelling, the stables, manège, and the surrounding farmland.
- 6.4 These western views are important because they allow the farmhouse to be understood within the agricultural landscape which historically sustained it. The surrounding fields provide spatial separation from later development and maintain the sense of a dispersed rural holding typical of eighteenth-century farmsteads in the upland fringe of the Peak District and Cheshire plain. The relatively open character of the fields allows the scale, form, and traditional materials of the farmhouse to be appreciated within a landscape context that is broadly consistent with its historic use and origin.
- 6.5 The farm track itself also contributes to this significance, representing the historic route of access to and from the farmstead, and therefore forming part of the functional setting of the building. The experience of approaching the farmhouse along this route reinforces the historic hierarchy of the farmstead and the relationship between the dwelling, working buildings, and the surrounding agricultural land.
- 6.6 Overall, the setting of Laneside Farm when viewed from the fields and farm track to the west makes a positive contribution to the significance of the listed building, as it retains the visual and spatial qualities which allow the farmhouse to be understood as a historic agricultural dwelling within its traditional rural context. The openness of the fields and the continuity of agricultural land use remain important in preserving the legibility of the farmstead and its historic relationship with the surrounding landscape.

## 7.0 PROPOSAL

### 7.1 OVERVIEW

7.1.1 The proposals comprise the demolition of the existing modern stables and lowering of the manège levels for the construction of a new dwelling on the land currently forming the manège. The dwelling will be a modest single-storey structure providing for a house of three bedrooms and an integral garage.

7.1.2 The existing access to the stables off the southern track will be adapted to form the access leading to a driveway for the new house and as a consequence of the demolition of the stables, a new single stable block is proposed to the west on the site of the horse walker.

### 7.2 IMAGES AND OBSERVATIONS



*Image 1. The farmhouse now sits within its own domestic curtilage with a gate and pathway leading from the west. The principal elevation faces away from the road which reflects the building's historic function and setting.*



*Image 2. The development site cannot be seen from the main road. In terms of impact, this primarily relates to the setting of the building as viewed from the west towards its principal elevation.*



*Image 3. View from the southern track to the west of the farmhouse looking directly towards the principal elevation of the house. The development site occupies the manège to the left which is to be reduced in level. The lower lying stables give a good indication of the heights when referring back to Longitudinal Section B – B on drawing 25/1543/04.*



*Image 4. Longer views from the track are an important component contributing to the setting of the farmhouse. Later developments have eroded the quality of these views but they remain between the manège and horse walker.*



*Image 5. The existing modern stables restrict views through to the principal elevation of the farmhouse. Historic views such as this contribute to the setting of the building and the removal of the stables will offer some minor benefit as a consequence of the proposals.*



*Image 6. The flat manège is elevated from the lower level of the stables. The proposed dwelling will be situated on this land which will be reduced by approximately 450mm in order to mitigate against the impact on the setting of the farmhouse.*

### 7.3 IMPACT

- 7.3.1 The proposal relates to the construction of a modest single-storey dwelling located to the west of Laneside Farmhouse, occupying a plot within the existing manège directly to the west of the stables. The stable structure is a comparatively recent addition to the site and does not form part of the historic fabric or historic farmstead arrangement associated with the listed farmhouse. As such, it makes no positive contribution to the architectural or historic significance of the designated heritage asset. Furthermore, the stable structure restricts historic views through to the house from the lower land which would be reinstated as a consequence of the proposals.
- 7.3.2 The existing manège occupies low-lying ground to the west of the stables, positioned considerably below the principal level of the historic dwelling. As a result of this topography, the proposed house being of single storey is intended to be visually recessive when experienced from the principal approach along the farm track and from the agricultural fields beyond. The proposed dwelling would occupy the same general location within this low-lying landform and would therefore remain similarly contained within the landscape.
- 7.3.3 Importantly, the proposal should not interrupt or compete with the principal visual relationship between the farmhouse and the surrounding agricultural land. The farmhouse would remain the

visually dominant built form within the immediate setting when experienced from the west, retaining its legibility as the principal historic dwelling within the farmstead. The modest scale of the proposed dwelling, combined with its siting within the existing manège footprint and the natural containment provided by the landform is designed to ensure that the building reads as a secondary structure within the wider landscape.



*Figure 3. Image of the manège / development plot from the track with the farmhouse to the right. Shading roughly indicates the location and height of the proposed dwelling accounting for the reduction in ground level.*

- 7.3.4 The replacement of the existing modern stable block with a carefully designed dwelling therefore represents a neutral and potentially beneficial change within the setting of the listed building. The proposal would not erode the key aspects of setting which contribute to the significance of the heritage asset. The open agricultural fields to the west would remain largely intact, preserving the visual and spatial relationship between the farmhouse and its surrounding farmland. The historic approach along the farm track would also remain unchanged, ensuring that the experiential qualities of arriving at the farmstead are retained. Closer views of the building from within its historic domestic curtilage would be improved following the removal of the stables.
- 7.3.5 Taking these factors into account, the proposal would preserve the setting of the Grade II listed farmhouse, in accordance with the statutory duty and the objectives of the NPPF. Any change introduced by the development would be limited and appropriately contained, and the removal of the modern stable structure provides an opportunity to enhance the visual quality of this part of the site.

## **8.0 CONCLUSION**

- 8.1 This document has set out to research and understand the history of the heritage asset and its context; it has evaluated significance and assessed the proposals in terms of eventual impact.
- 8.2 Overall, the proposed dwelling is considered to result in no harm to the significance of Laneside Farmhouse as a designated heritage asset, and the development is therefore consistent with national heritage policy and good practice guidance relating to development affecting the setting of listed buildings.
- 8.3 This document has applied the tests as set out in both national and local planning policy and determined that the proposals are consistent, and comply with the objectives of those policies.
- 8.4 This document therefore contends that there are no conservation-based reasons why the proposals should not be permitted subject to conditions where necessary in accordance with paragraph 58 of the NPPF ensuring that they are:
- a) necessary to make the development acceptable in planning terms;
  - b) directly related to the development; and
  - c) fairly and reasonably related in scale and kind to the development.

## SOURCES

British Standards Institution. (2013). BS 7913:2013. Guide to Conservation of Historic Buildings. London: British Standards Institution

Department for Communities and Local Government. 2024. National Planning Policy Framework. London: Crown Copyright.

Historic England. 2015. Historic Environment Good Practice in Planning. Note 1. The Historic Environment in Local Plans. London: Historic England.

Historic England. 2015. Historic Environment Good Practice in Planning. Note 2. Managing Significance in Decision Taking. London: Historic England.

Historic England. 2015. Historic Environment Good Practice in Planning. Note 3. The Setting of Heritage Assets. London: Historic England.

Historic England. 2008. Conservation Principles Policy and Guidance. London: Historic England.

Historic England. 2019. Advice Note 12. Statements of Heritage Significance: Analysing Significance in Heritage Assets.

High Peak. 2016. High Peak Local Plan.

Website. Laneside Farmhouse official list entry:

<https://historicengland.org.uk/listing/the-list/list-entry/1088119?section=official-list-entry>