



HERITAGE STATEMENT

Site Address: Long Meadow, Goddard Lane, Rowarth, SK22 1EB

Applicants: Mr & Mrs Bennison

Agent/Architect: Architectural Solutions Limited

Project: Side extension including front dormer and rebuilding of existing rear conservatory.

Application Reference: HPK/2026/0126

1. Introduction

This Heritage Statement has been prepared to support the planning application for the property at Long Meadow, Goddard Lane. This document has been requested by High Peak Borough Council's validation team due to the site's proximity to the Rowarth Conservation Area. The purpose of this statement is to assess the significance of the nearby heritage assets and demonstrate that the proposed alterations will have a neutral impact on the character and setting of the Conservation Area.

2. Assessment of Heritage Significance

The Rowarth Conservation Area is characterised by its historic, organic layout, featuring traditional Derbyshire gritstone cottages, historic mill buildings, and strong rural boundary walls. The wider setting of Goddard Lane holds historical significance due to its connection to Rowarth's industrial past.

However, Long Meadow itself is situated outside the Conservation Area boundary. As an existing modern, detached, shallow-pitched dwelling with reconstituted stone detailing and large modern glazing, the host property is visually distinct from these historic industrial and agricultural assets. It does not contribute to the historic or architectural significance of the adjacent Conservation Area. Instead, this section of Goddard Lane serves as a transitional zone between the historic village core and the modern residential dwellings on the periphery.

3. Assessment of Proposed Works The proposed development consists of two primary elements as detailed in drawing 3064-03 C:

- **Rear Extension:** An extension replacing the existing conservatory at the rear of the property.
- **Side Extension & Front Dormer:** The addition of a new bedroom and external store, featuring a low-pitched roof dormer on the front elevation.

4. Impact on the Conservation Area and Mitigation

The proposed alterations have been designed by Architectural Solutions Limited to be highly sensitive to the host building and the wider street scene, in direct accordance with the High Peak Design Guide SPD:

- **Subservient Scale & Context:** In alignment with the SPD's directive that developments must fit into context and resist piecemeal development, the front dormer has been deliberately designed with a low-pitched roof. This ensures the overall ridge height remains subordinate to the main roofline, preventing the extension from dominating the property or appearing as a 'boxy' addition from the public highway.
- **Neutral Visual Impact:** The rear extension simply replaces an existing conservatory, meaning there is no significant change to the massing or footprint at the rear, which is largely shielded from public view.
- **Materiality:** The proposed elevations ensure that the overall massing remains horizontally aligned, in keeping with the existing chalet style of the property, without introducing harsh or jarring modern materials that would detract from the stone-built character of Rowarth.

5. Conclusion

The proposed development at Long Meadow is modest in scale and clearly subservient to the host dwelling. Because Long Meadow acts as part of the visual transition from the historic core to the surrounding rural landscape, ensuring the proposed extension retains a low profile preserves the setting and special character of the adjacent Conservation Area without causing visual harm.

The alterations do not result in the loss of any historic fabric. By utilising a sympathetic design for the front dormer and keeping the rear footprint consistent with existing structures, the proposal preserves the visual amenity of the street scene. Therefore, the proposal will have a neutral impact on the setting of the Rowarth Conservation Area, aligning with the heritage objectives of the High Peak Local Plan.