

Proposed New Flue to Solid Fuel Burner at:

**15 Temple Street, Padfield,
Glossop, SK13 1EX**



Design and Access Statement
Heritage Statement
Heritage Features & Impact Assessment

Introduction

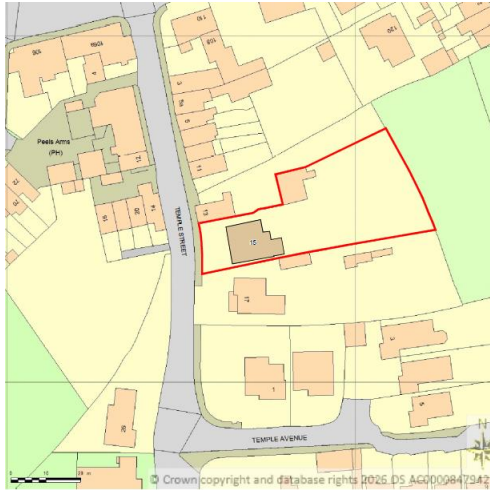


Figure 2: Site location plan showing site outlined in red (plan orientated to north).

(Figure 1 (to cover): View of front elevation from Temple Street looking south east.

The site is located on Temple Street in the Padfield area of Glossop, Derbyshire, about a mile from Glossop town centre. The site is currently occupied by a private dwelling. The building was clearly built as a detached house and no other use is recorded or likely during its lifetime. The area itself is residential with a primary school within a quarter of a mile, and local amenities (shops, railway station, etc.) within fifteen walk from the site in nearby Hadfield. The immediate setting is residential with dwellings to the north and south, a public house to the north west and chapel to the south west. Amenity spaces to the east and west of the building comprises driveway, patio and soft landscaping.

Description of Proposed Works

The planning application and conservation area consent to which this statement accompanies is for proposed works as outlined below:

- Removal of existing flue to side elevation;
- A 200mm diameter insulated metal flue system;
- Installation on the rear elevation of the property;
- Vertical routing fixed close to the external wall;
- Overall height of approximately 4.3 metres;
- Termination above roof level in accordance with Building Regulations Approved Document J;
- Dark matt finish to minimise visual impact.

Drawings provided with the application show the existing site and proposed works. There is no overall change of use to the site with the site's usage remaining as a private dwelling.

Site Setting and Heritage Features

15 Temple Street forms part of the historic built fabric of Padfield village. The surrounding area is characterised by traditional stone-built residential properties, natural stone boundary treatments and a distinctive historic street pattern which contributes to the special character of the conservation area. The property occupies a residential plot with a rear elevation facing private garden areas and views over the Bleaklow plateau rather than the principal public frontage.

The application property is not a listed building but lies within the Padfield Conservation Area. Padfield Conservation Area was designated due to its special architectural and historic interest and contains a concentration of traditional stone buildings associated with the village's industrial and residential heritage.

There are no listed buildings within fifty metres of the application site, however the location of the flue to the rear protects the overall streetscene to Temple Street.

Planning Policy Context

This application has been prepared in accordance with the Development Plan and national planning policy, including:

National Policy

Section 16 of the National Planning Policy Framework (NPPF) seeks to conserve and enhance the historic environment.

Paragraph 219 requires that great weight should be given to the conservation of designated heritage assets, including conservation areas.

Local Policy – High Peak Local Plan (Adopted 2016)

- S1 – Sustainable Development Principles;
- EQ6 – Design and Place Making (Amenity);
- EQ11 – Historic Environment.

Amount & Scale

At 200mm diameter, the flue represents the minimum practical size necessary for the safe operation of the appliance. Its slender vertical form is subordinate to the host building and does not alter the overall scale, massing or form of the dwelling.

Appearance

The proposed dark matt finish has been selected to provide a recessive appearance against the existing building fabric and roofscape, reducing visual prominence and avoiding reflective surfaces.

Impact on Character and Street Scene

The proposal will not result in the loss of historic architectural features, traditional materials or significant fabric. It will not alter the principal elevation or key public views within the conservation area.

Any visual impact arising from the installation is considered negligible and would fall well below the threshold of "less than substantial harm" as defined by the NPPF.

The proposal therefore preserves the character and appearance of the Padfield Conservation Area.

Access

No changes to access or parking are proposed as part of the scheme; complies with Policy CF6. The installation will be undertaken from within the application site and will not affect public rights of way, neighbouring access arrangements or accessibility within the dwelling.

Heritage Statement

The proposal preserves the character and appearance of the area in accordance with Policy EQ11 with a small flue installation on the rear elevation which does not undermine the overall setting or the streetscene to Temple Street and the wider Padfield Conservation Area.

Landscaping

No works are proposed which will affect the landscaping of the property's curtilage and no trees are within falling distance of the proposed extension.

Conclusion

This statement demonstrates that the proposal:

- Complies with all relevant planning policies;
- Is well-designed and sympathetic to its context;
- Preserves heritage significance.

The proposal has been carefully designed to minimise visual impact through its rear-elevation location, simple form, limited scale and use of a dark recessive finish. No historic fabric will be lost and the principal elevation of the dwelling will remain unaltered.

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