

HERITAGE STATEMENT

OAKLEIGH, 63 North Road, Glossop, Derbyshire, SK13 7AX Applicants: Mr and Mrs Kesterton Glossop Conservation Area

1. Introduction

This Heritage Statement accompanies a planning application submitted by Mr and Mrs Kesterton for the replacement of an existing 20+ year-old Victorian-style uPVC conservatory with a new uPVC Orangery at Oakleigh, 63 North Road, Glossop, a semi-detached dwelling located within the Glossop Conservation Area.

The purpose of this statement is to:

- Identify the heritage significance of the site and its setting.
- Assess the impact of the proposed Orangery on that significance.
- Demonstrate compliance with Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF, and High Peak Local Plan Policy EQ8.

2. Legislative & Policy Context

2.1 Section 72(1) Duty

Local planning authorities must give *special attention* to the desirability of preserving or enhancing the character or appearance of conservation areas.

2.2 National Planning Policy Framework (NPPF)

Paragraphs 199–208 require:

- Identification of heritage significance.
- Assessment of harm.
- Great weight to be given to conservation.
- Minimisation of conflict between conservation and development.

2.3 High Peak Local Plan – Policy EQ8

Policy EQ8 requires development to:

- Respect the distinctive character of the conservation area.
- Use appropriate materials, detailing, and proportions.
- Preserve or enhance views, townscape, and historic context.
- Demonstrate that any change is the least necessary to achieve the development's aims.

3. Site & Building Description

Oakleigh is a semi-detached residential property situated on North Road, within the Glossop Conservation Area. The area is characterised by:

- A varied mix of residential architectural styles
- Historic street patterns
- Mature boundary treatments and garden settings
- Victorian and early 20th-century development forming a coherent townscape

To the rear of the property is a 20+ year-old uPVC conservatory, Victorian in style. It is:

- Of no heritage value
- Visually incongruous with the conservation area's established palette
- Deteriorating due to age and material fatigue

The conservatory contributes neutrally to the conservation area and does not form part of any identified key view or grouping.

4. Heritage Significance

The significance of the Glossop Conservation Area derives from:

- Its historic development pattern
- The cohesive townscape formed by its residential streets
- The architectural detailing characteristic of the area's Victorian and early 20th-century growth
- Strong spatial relationships and mature garden settings

At a site-specific level, Oakleigh's significance is derived from:

- Its semi-detached form, contributing to the established residential character
- Its traditional main building proportions
- Its relationship with neighbouring properties and boundary treatments

The existing uPVC conservatory does **not** contribute to this significance.

5. Proposed Development

The proposal seeks to:

- Remove the existing 20+ year-old uPVC conservatory
- Construct a new uPVC Orangery designed to match the frame materials of the existing property, using improved profiles, framing, and architectural proportions
- Increase the glazing and reduce the frame content on the side elevation, creating a lighter appearance while maintaining balanced proportions and ensuring the change remains visually recessive within the rear garden setting

The Orangery will:

- Provide a more solid, architecturally grounded form
- Match the existing property's uPVC frame materials, ensuring visual continuity with the established fenestration
- Use modern uPVC profiles that replicate traditional joinery proportions
- Incorporate a refined side elevation with increased glazing to improve natural light and reduce visual bulk
- Replace a deteriorating structure with a more appropriate addition

6. Assessment of Impact on Heritage Significance

6.1 Design, Form & Massing

The Orangery introduces a more substantial and coherent form than the lightweight uPVC conservatory. Its improved proportions and solid-to-void ratio are more consistent with traditional rear extensions found within the conservation area.

6.2 Materials & Detailing

Although the Orangery is constructed in uPVC, the proposed design:

- Matches the existing property's uPVC frame materials, ensuring consistency with the established fenestration
- Uses enhanced profiles with more traditional framing proportions
- Introduces increased glazing on the side elevation, creating a lighter, more recessive appearance
- Introduces a more solid architectural base

The refined side elevation remains discreet within the private rear garden and does not introduce any visually intrusive elements.

6.3 Views & Setting

The increased glazing on the side elevation:

- Is contained entirely within the private rear garden
- Does not affect any public views within the Glossop Conservation Area
- Does not alter the semi-detached pairing or the public streetscape
- Remains visually recessive due to its position and proportion

There is no impact on identified key views.

6.4 Level of Harm

The removal of the existing uPVC conservatory results in no harm. The construction of the uPVC Orangery, including the increased glazing on the side elevation, results in no harm and constitutes a positive enhancement through:

- Improved material quality
- More appropriate architectural form
- A lighter, less bulky side elevation
- Removal of an incongruous modern addition

Under NPPF definitions, the proposal results in no harm.

7. Justification & Mitigation

The existing conservatory is:

- Deteriorating due to age
- Out of keeping with the conservation area's character

The new uPVC Orangery:

- Uses modern, higher-quality uPVC profiles with improved proportions
- Matches the existing property's uPVC frame materials, ensuring visual coherence
- Provides a more solid and architecturally appropriate form
- Uses increased glazing on the side elevation to reduce visual massing, improving light levels and reducing bulk without affecting public views
- Enhances the building's visual relationship with its semi-detached pair
- Improves long-term sustainability and energy performance
- Minimises change to the historic fabric of the main dwelling

Any change is the **least necessary** to achieve the functional and conservation objectives.

8. Compliance with Policy EQ8

The proposal complies with Policy EQ8 because it:

- Respects the conservation area's character
- Improves material quality and architectural coherence
- Enhances the setting by removing an incongruous uPVC structure
- Preserves all key views and townscape relationships
- Introduces glazing changes only where they remain visually recessive
- Minimises harm, resulting in a net heritage benefit

9. Conclusion

The replacement of the existing uPVC conservatory with a high-quality uPVC Orangery that matches the existing property's frame materials and incorporates a refined side elevation with increased glazing:

- Preserves and enhances the character and appearance of the Glossop Conservation Area
- Complies fully with Section 72(1), NPPF, and Policy EQ8
- Removes a visually intrusive structure
- Introduces a sympathetic, well-designed addition that strengthens the architectural integrity of Oakleigh as a semi-detached dwelling

The proposal should therefore be approved.