

3 Mill Street Hayfield SK22 2EN

Heritage Statement



June 2026

3 Mill Street, Hayfield, High Peak SK22 2EN

Heritage Statement

Prepared By Mr D L Rowbotham

June 2026

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EXECUTIVE SUMMARY

This heritage statement is prepared by David Lee Rowbotham, the owner of the building, 3 Mill Street. The statement has been written to support a revised proposal with regard to retrospective planning permission for the erection of a garden shed and bin store, and its purpose is to assess the significance of the building and the impact of the proposal. The garden shed replaces one that was already in situ when Mr Rowbotham purchased the property. The original garden shed was in a bad state of repair. Mr Rowbotham does not know if planning permission was sought for the original garden shed which had been there for 19 years or more.

3 Mill Street is not a listed building however it is located within the Hayfield Conservation Area. It was probably built in the late 18th century and was originally one dwelling, incorporating what is now The Cottage, 1 Mill Street and Tudor Cottage on Market Street. The building is set back from Market Street. Entrance to the property is gained via a pedestrian gate, down some steps and along a pathway to the front entrance. There is a lawned area to one side of the pathway, and on the other is the garden shed, bin store, bushes/tree and plants.

The building is not listed and not considered to be of historic or architectural value. The south side of the property is attached to the cottage next door, The Cottage, 1 Mill Street. The north side is partly attached to Tudor Cottage, Market Street.

This retrospective proposal to erect a garden shed and bin store to the front elevation, away from the property, constructed of natural materials, retains the character of the building and does not harm its significance. The structure of the house is not affected. No demolition has taken place or is proposed. The original garden shed was dismantled and replaced with a newer one - both were/are made of wood and of the same size. Nothing larger has been created. No historic fabric has been removed. The impact of changes on setting has been minimised by siting the garden shed on the previously used site, where it will have least impact on views of the building, particularly on the approach along Market Street. The addition will have no more impact on the landscape setting as the previous garden shed did, as it is sited on an existing footprint at the east elevation of the building, it will have a low impact on the character of the conservation area.

1. INTRODUCTION

1.1. Background to the Heritage Statement

This statement was prepared by David Rowbotham in June 2026, the owner of the property. Planning permission was mistakenly and not sought for the erection of the garden shed and bin store as Mr Rowbotham was unaware that it was needed for the garden shed as it replaced one that was already in place when he bought the property. With regard to the bin store, he was also unaware that permission was required as it is not a permanent structure and is made of natural materials matching the wooden fence behind that has been there for some years. The Heritage Statement has been written to support a retrospective planning application for the erection of a shed and bin store. PPS5 requires significance to be assessed when changes are proposed to heritage assets, and for the impact of proposals to be assessed in relation to significance. This statement has been produced to comply with this policy framework. The house is not listed but is within Hayfield conservation area.

1.2 Purpose of the Heritage Statement

The purpose of the statement is to assess the impact of proposals to erect a garden shed and bin store. The report will cover the following key issues:

- A summary of the history and development of the building,
- An impact assessment of the proposed works, in the context of PPS5.

1.3 Author

This statement has been written by Mr David Lee Rowbotham, owner of 3 Mill Street, Hayfield

2.0. HISTORICAL DEVELOPMENT & CONTEXT

2.1 Context: vernacular buildings in the High Peak

The High Peak is rich in buildings reflecting the geology and building practices of the county.

Many of the stone cottages built in the 17th and 18th centuries in Hayfield were associated with families working in nearby mills, local farms, quarrying or mining.

2.2. Historic development of 3 Mill Street

The form of the building is typical of 18th century cottages in the High Peak, The date of construction is not precisely known, but the appearance and style of the building is consistent with a date in the late 18th century.

The core of the village is medieval, located around the church and churchyard. The area on the south bank, between the river, the church, the by-pass and including the buildings around Steeple End Fold and the bottom part of Church Street have potential for archaeological significance.

Hayfield was historically divided into three settlements named Great Hamlet, Phoside and Kinder. The land around Hayfield historically belonged to the Duchy of Lancaster and was earlier part of a royal hunting forest. The land was gradually enclosed by private agreement

1640 map of Bowden Middlecale “Thomas Hibbert and Samuel Barton – Survey of the Wastes and Commons of the Constabery of Bowden Middlecale – PRO Kew – ref MR 1/10 below shows buildings scattered thorough Hayfield but it is not possible to identify Mill Street.

Fig.1

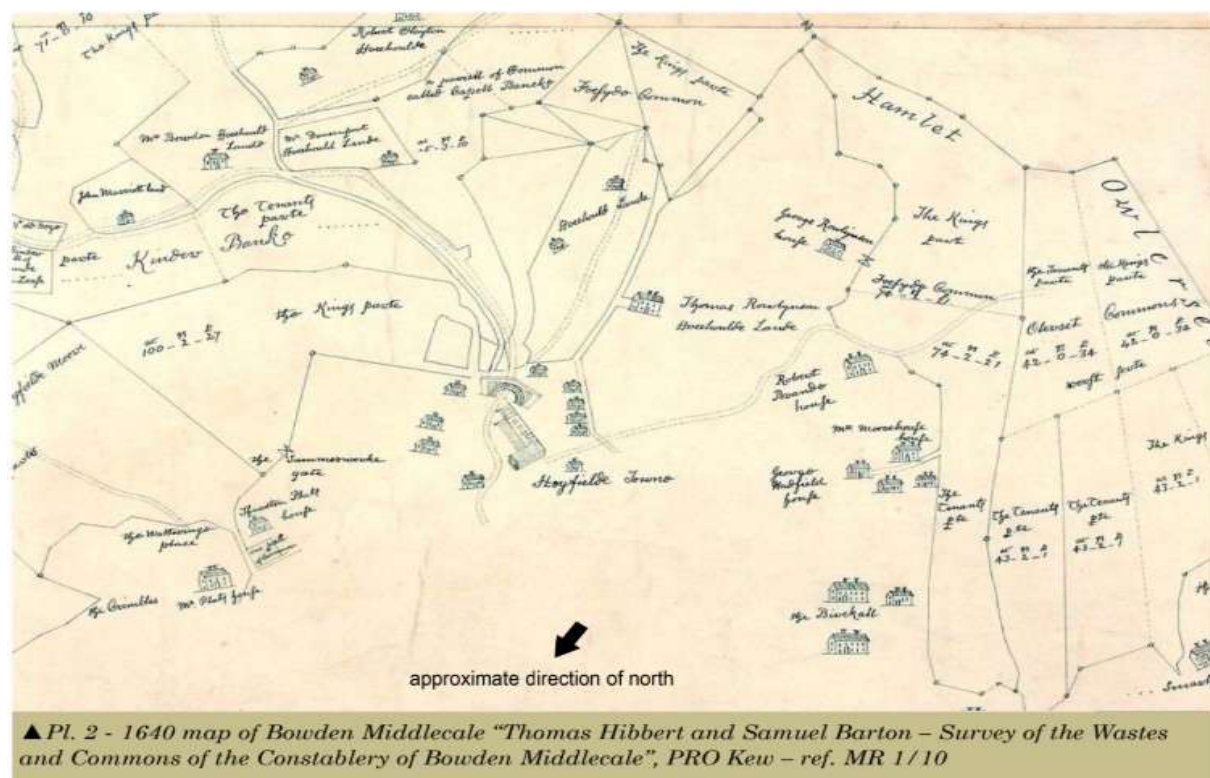
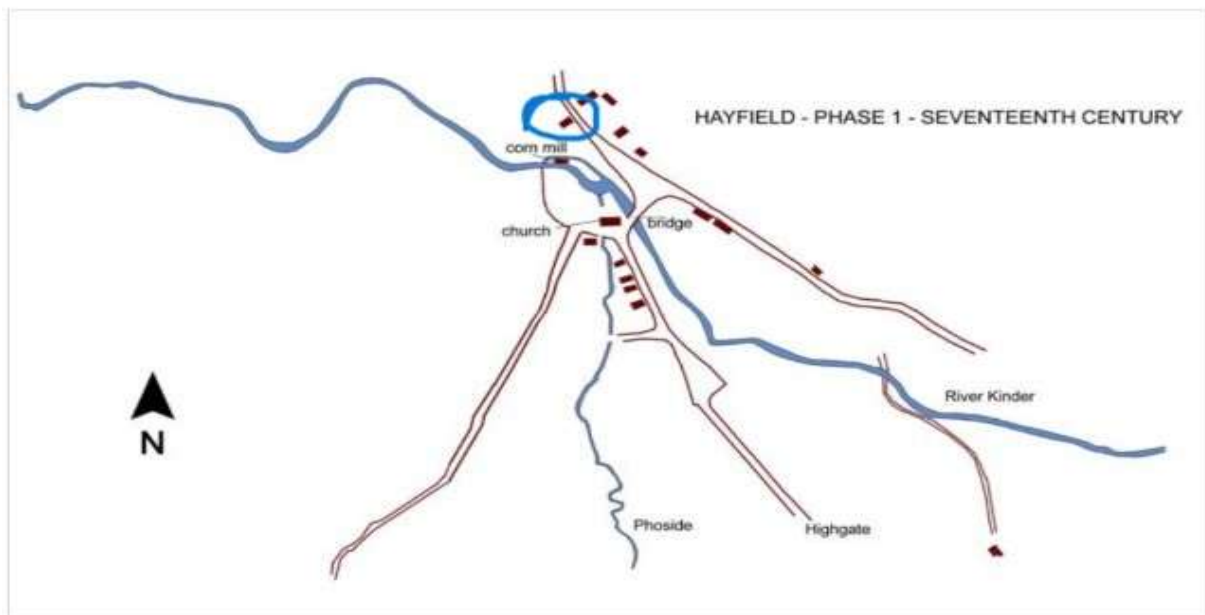
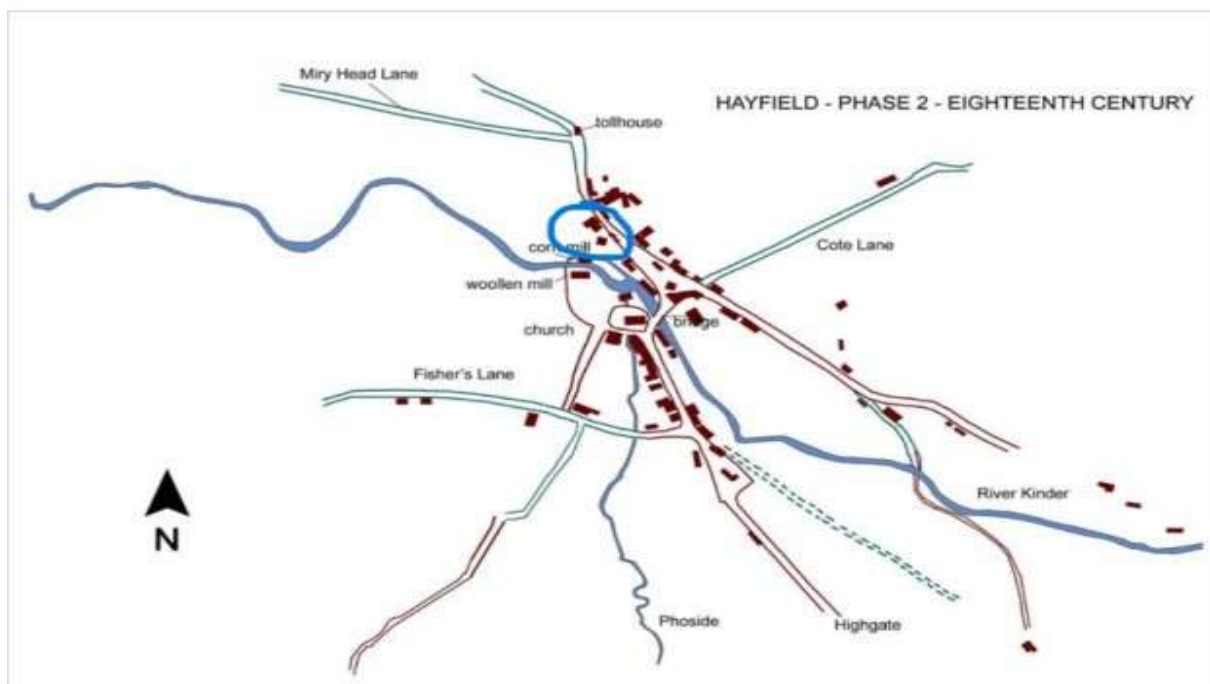


Fig.2



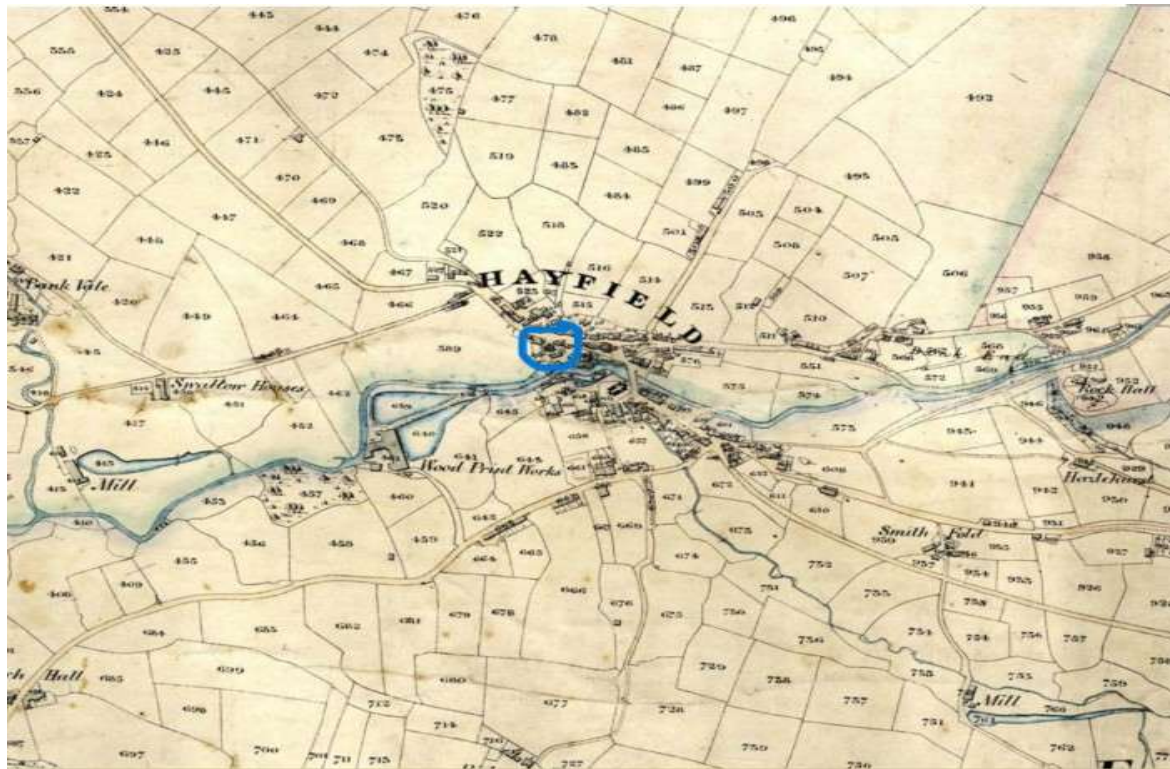
The development of the village took a ribbon form following the different routes out of the village, along Kinder Road, Market Street (Shudehill) and Highgate Road. Hayfield - Phase 2 - Eighteenth Century map below shows how buildings were evenly spread out all along these routes as opportunities for development arose through the piecemeal acquisition of land. Most of these were encroachments on the roadside.

Fig.3



Mill Street is marked on the 1849 tithe map below.

Fig.4



In 1863 there was a smithy, a dwellinghouse and premises on Mill Street. The dwellinghouse would have incorporated what is now 1 Mill Street, 3 Mill Street, and Tudor Cottage.

It is similarly shown on subsequent Ordnance Survey mapping, such as the OS map revised in 1896 (published 1898, sheet V-16, 1:500 scale) below. There are buildings on Mill Street that were later demolished.

Fig.5

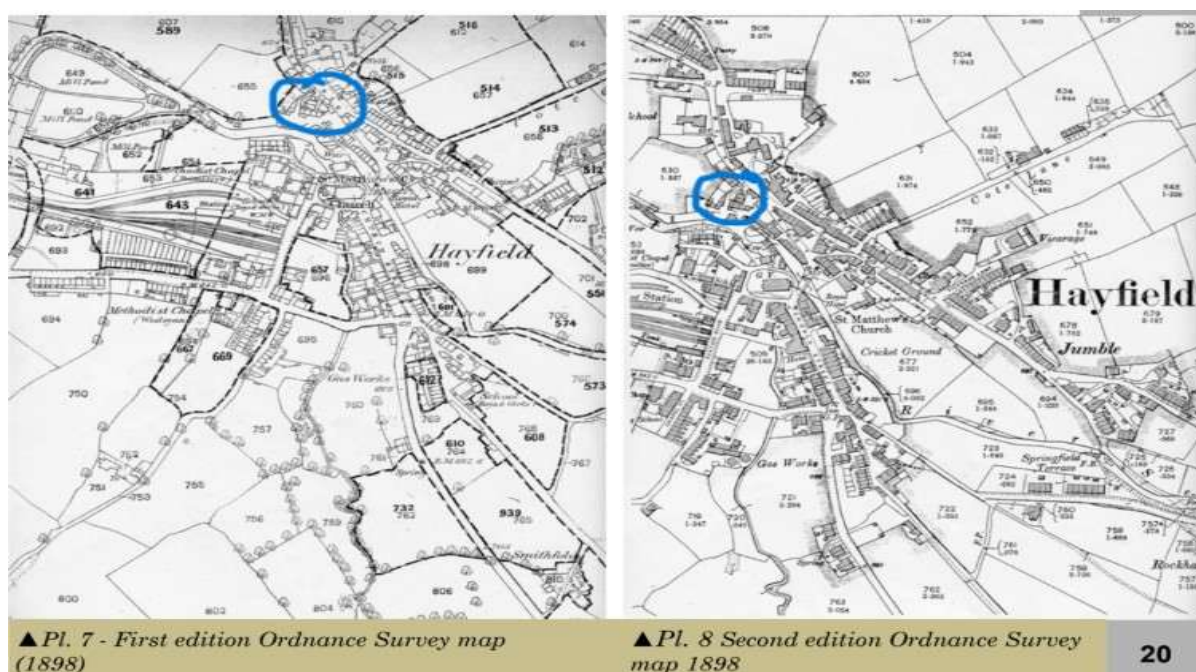
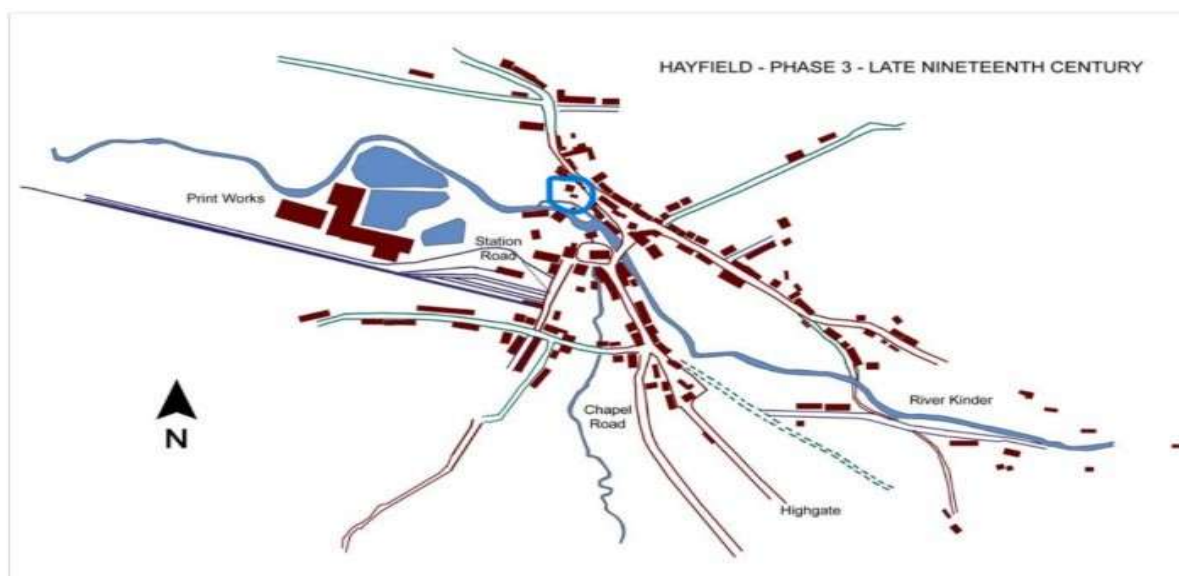


Fig.6



The main changes to the character of Hayfield took place during the twentieth century, firstly with the widening of Market Street. This involved the demolition of a large number of buildings along Market Street. The original narrow and constricted road had been widened by 1938 with the demolition of a long row of farm buildings at Shudehill, running along the eastern side of Market Street. Market Street was further widened where it meets Kinder Road with the demolition of a group of roadside cottages, dominated by a three-storey building known as “Manchester House”. This area is near to 3 Mill Street but difficult to pinpoint exactly where, although it is on the same side of Market Street as the photograph below.

Fig.7

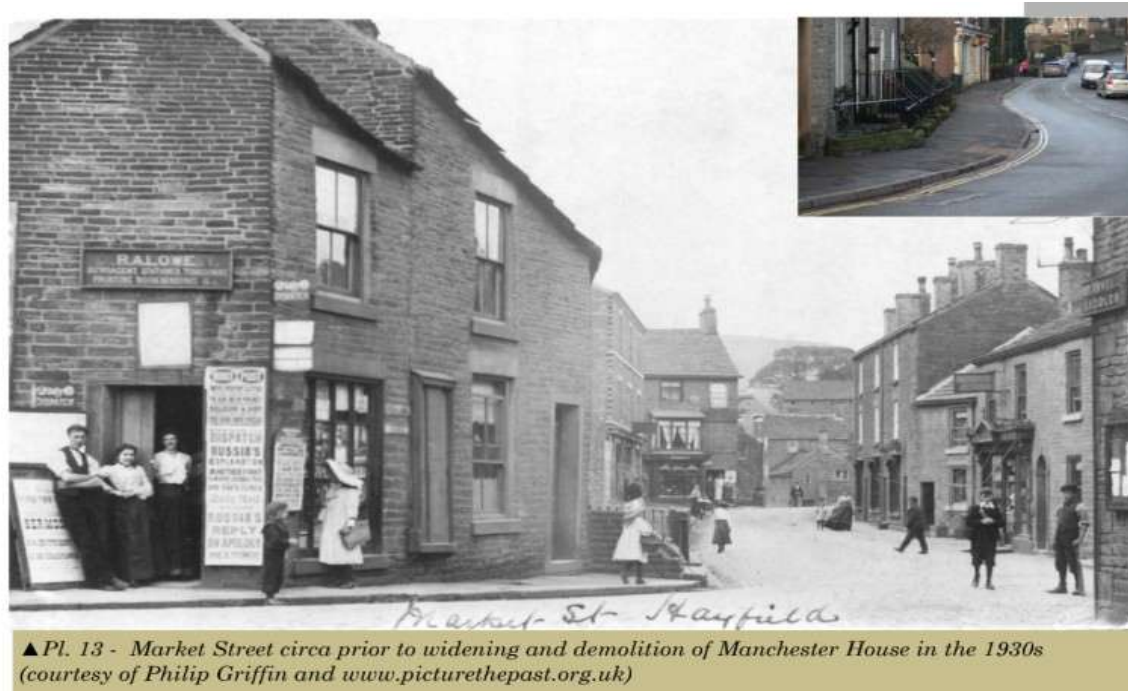
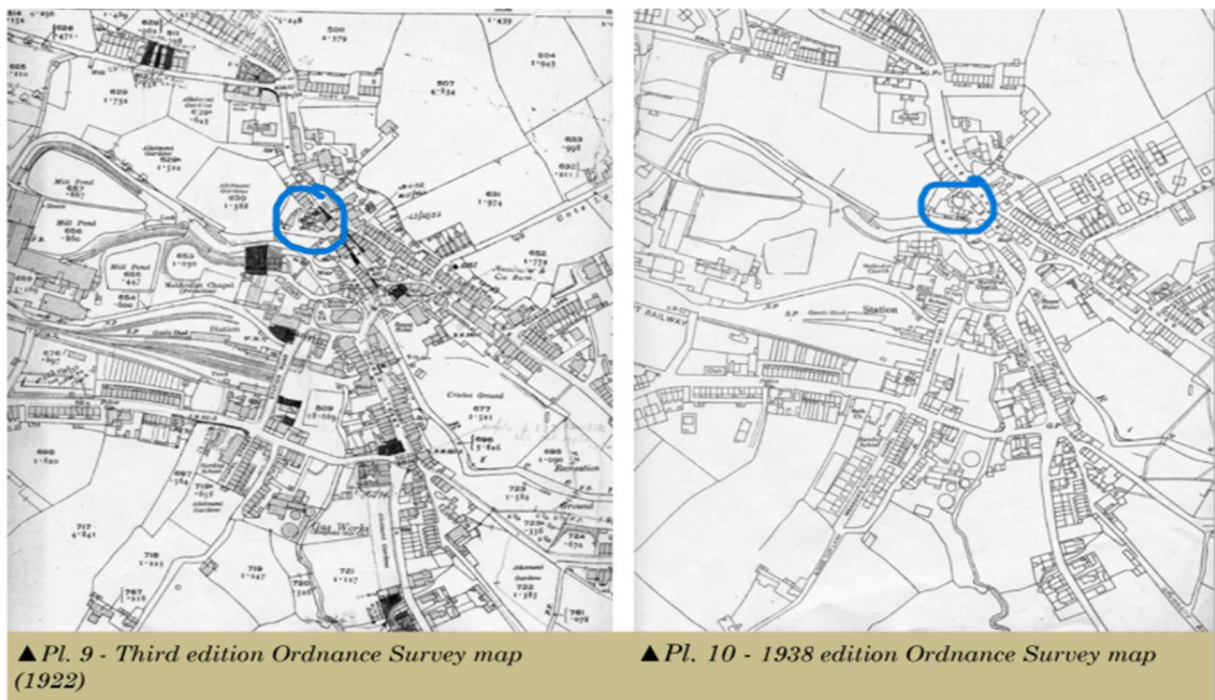


Fig.8



By 1959, what is now 3 Mill Street and Tudor Cottage were sold as one property and later split into two but is it not known when this took place.

3.0 DESCRIPTION OF THE BUILDING AND SETTING

3.1. Exterior

The building is constructed of stone, and roofed in slate. The windows to the front elevation are arranged in two 2-light mullioned windows with the front door positioned to the right of the ground floor windows.

With regard to the north end of the building, there is no garden to the side of the property as this is where the boundary of 3 Mill Street ends and the boundary of Tudor Cottage next door begins.

3.2 Setting

The front elevation of the house is situated facing east towards the pavement of Market Street. However, due to the low level of the garden (the garden slopes down towards the entrance to 3 Mill Street), and also the boundary wall, large conifer and foliage, the pavement cannot be seen, except for the gap in the wall where the pedestrian gate is situated.

The house, garden shed and bin store are largely screened in views along the road due to the boundary wall, large conifer tree and foliage. Approaching from the east along Market Street the garden shed is largely hidden and it is the same from the north. When opposite 3 Mill Street looking to the west, there is not a full view of the front elevation, only directly down the garden path and down to the front door of the building.

VIEW OF BOUNDARY APPROACHING FROM THE WEST (ON MARKET STREET)



VIEW OF FRONT BOUNDARY APPROACHING FROM SOUTH (ON MARKET STREET)



VIEW OF FRONT BOUNDARY FROM SOUTH WEST (DIRECTLY OPPOSITE ON MARKET STREET)



VIEW FROM NORTH WEST ON MILL STREET PROPER (LOOKING ACROSS THE GARDEN
BELONGING TO 12 MILL STREET AND TOWARDS 3 MILL STREET)



VIEW FROM FRONT OF PROPERTY FACING EAST



4. SIGNIFICANCE

4.1 Assessing significance

Assessing significance is a key principle for managing change to heritage assets, and is embedded within current government policy; PPS5 comprising a set of 12 core policies (HE1 – HE12). A key objective in the PPS is to conserve England's heritage assets in a manner appropriate to their significance by ensuring that decisions are based on the nature, extent and level of that significance. English Heritage issued Conservation Principles in 2008 to explain its philosophical approach to significance and managing change and identified four main aspects of significance: evidential, historical, aesthetic and communal. Within these categories, significance can be measured in hierarchical levels; the most usual levels are:

- **Exceptional** – an asset important at the highest national or international levels, including scheduled ancient monuments, Grade I and II* listed buildings and World Heritage Sites. PPS5 advises that substantial harm should be wholly exceptional.
- **High** – a designated asset important at a regional level and also at a national level, including Grade II listed buildings and conservation areas. PPS5 advises that substantial harm should be exceptional.
- **Medium** – an undesignated asset important at a local to regional level, including local (non-statutory) listed buildings or those that make a positive contribution to the setting of a listed building or to a conservation area. May include less significant parts of listed buildings. Buildings and parts of structures in this category should be retained where possible, although there is usually scope for adaptation.
- **Low** – structure or feature of very limited heritage or other cultural value and usually not defined as a heritage asset. May include low quality additions to listed buildings, and buildings that do not contribute positively to a conservation area. The removal or adaptation of structures in this category is usually acceptable where the work will enhance a related heritage asset.
- **Negative** – structure or feature that harms the value of a heritage asset. Wherever practicable, removal of negative features should be considered, taking account of setting and opportunities for enhancement.

4.2 Significance of 3 Mill Street: summary

3 Mill Street is not listed building and is not a building of high significance for its historic and architectural value. The building is within the boundary of Hayfield Conservation Area, first designated in 1972 and extended in October 2011.

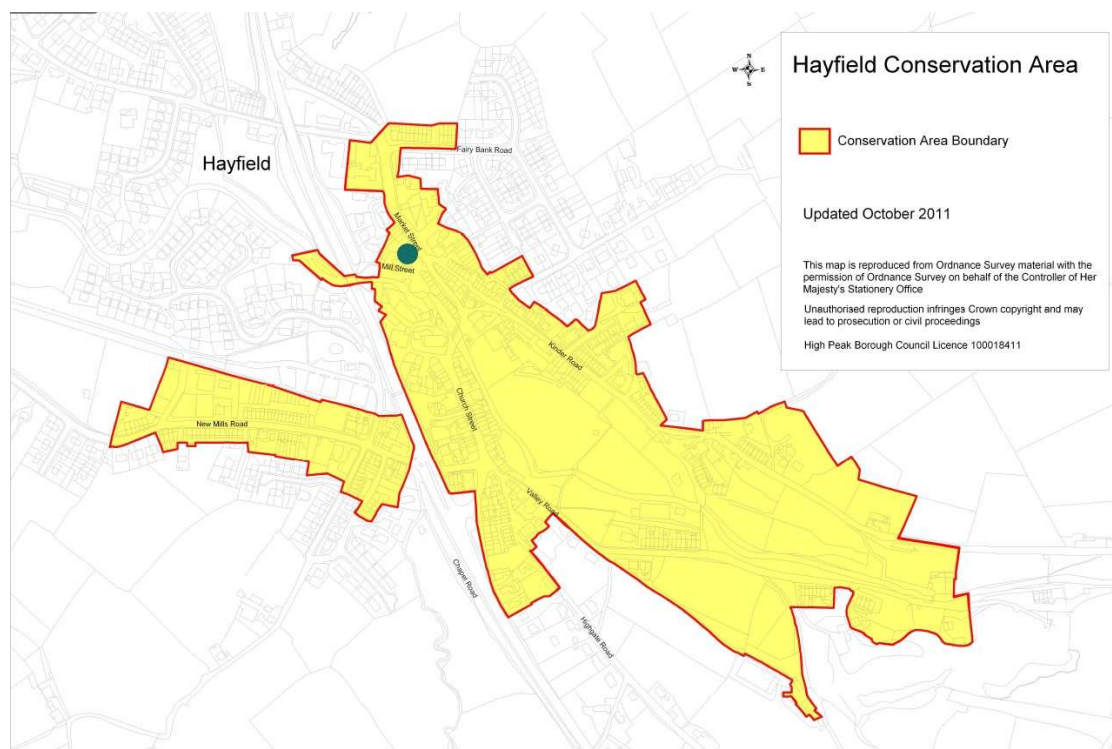
As there had been a garden shed sited on the exact same area for over 19 years, with the same dimensions and made of the same material, we would suggest that that permission must have been sought from, and granted by, the local authority for that structure to be permitted some 19 years ago. That previous planning application must have followed the same application procedure, with the same stipulations, as the current owner's application, albeit the latter is a retrospective one, because the original shed and current shed are both in the same conservation area with the same restrictions. The same considerations must have been given at that time, and approved. The distance of the garden shed from the building is exactly the same as it was when the original shed was erected, and on the same footprint, and it must have been deemed to have no impact upon the property and the surrounding conservation area back then to have been permissible. Since the original shed was put in place some years ago, the conifer on the front elevation has grown significantly into a large mature tree, together with mature plants and bushes. This new garden shed is more screened than the original one would have been when that application was made and the shed sited. On this basis, the significance of the building and the conservation area are not affected by the replacement shed.

The building is an example of a well-maintained cottage in the area and the garden is kept to a high standard. It has been the aim of the owner to live in a stone cottage with a natural cottage-style garden and this remains the same.

4.3 Hayfield Conservation Area.

The 2011 appraisal of the conservation area (by Mel Morris Conservation) recommended several extensions to the conservation area including Area 3, 'Jumble and Cuckoos Nest'. Public consultation on this took place during summer 2011 and the extended area was formally designated on 5 October 2011. The location of 3 Mill Street is marked by a blue circle on the map below.

Fig.9



4.4 Impact of recent permissions on significance

There does not appear to have been any external alterations to the property and no knowledge/information of any planning permissions having being sought in the previous few years has been found.

5.0 IMPACT ASSESSMENT & PPS5

5.1. Summary of the proposals

The owner required the immediate replacement of the original garden shed due to the need to store decorating materials and belongings when he first purchased the property. Unfortunately, the shed that was already there when he bought the property was damaged (the door was hanging off, a window was broken and there was a tree growing out of one side of the panelling). The replacement shed is now also used to store gardening equipment and cycle storage (there is no room on the rear elevation of the property for a storage/garden shed as it is a small yard with Right of Way access required through it on both sides at all times). The

owner feels that addition of the garden shed balances the style of property and conservation area, creating a compact, environmentally friendly screened addition that respects the linear character of the building and preserve any historic and architectural character and significance as a priority.

5.2. Exterior and setting

The east end elevation will not be altered. The existing front elevation of the building remains as it was then the property was purchased, i.e. when the original garden shed was in situ.

To the east of the building the retrospective addition of a wooden garden shed and bin store is proposed to the front elevation. This is behind the boundary wall, but at a low level and hidden behind foliage. The ridge of the shed roof is mostly screened by foliage and the owner plans to create a living roof with moss. There are no windows or rooflights in the garden shed, and it is on one level. The bin store is out of sight, to the right side of the shed and can only be seen when within the garden.

5.3. Existing external fabric

There are no main alterations proposed to the existing stone cottage and as such it will not be affected.

5.4. PPS5 policies

Planning policy statement PPS5 provides a policy framework for making decisions about historic assets. A key principal enshrined in the PPS is the need to balance the significance of heritage assets against the harm caused by, and the public benefits of, the proposals. The relevant policies are covered below.

Policy HE1 relates to climate change and heritage assets. The new/replacement shed addition does not have an impact on this as the outlook has not changed from when the owner bought the property, because there was already a shed there and the bin storage cannot be seen from the pavement.

Policy HE7 relates to proposals that affect all heritage assets and requires assessments of significance and impact to be made as part of application process. HE7.2 states that ‘in

considering the impact of a proposal on a heritage asset, the Local Planning Authority (LPA) should take into account the particular nature of the significance of the heritage asset'. The affected heritage asset is the conservation area.

The proposal will not alter the appearance and setting of the building at the east end of the building. The impact is also considered to be less than the impact that would be caused erecting a larger shed or by using more modern materials. The addition will not affect the cottage and this will not be altered. In terms of the conservation area, the addition will not be apparent in the approach from the west along Market Street and is only partially seen in views from the north whilst foliage is maturing and the large conifer continues to grow. The impact will be limited to the front garden area, facing east from the front of the building in the direction of Market Street. This part of the conservation area is characterised by stone-built cottages and cottage style gardens and this character will not be affected by the addition.

HE9. PPS5 policies relate to the level of the asset's significance and the level of harm that a proposal may cause. As the proposal would not cause 'substantial harm', HE9.2 does not apply in this case. The level of harm is considered to be low.

In relation to the balance of benefits against harm, it is considered that the low level of harm is justifiable by the provision of screened storage space for the owner, and also hidden storage for the coloured plastic waste bins which do not compliment the concept of a conservation area, thereby helping to sustain the existing residential use.

HE10 relates to setting. The owner is not building beyond the historic envelope and will not affect views of the building. The level of harm is low as the addition is sensitively designed and will not affect any part of the building or its setting.

HE12. Policy HE12 of PPS5 states that 'where the loss of part of a heritage asset's significance is justified', recording should be required. This statement provides that there is no loss of part of a heritage asset.

6.0. CONCLUSION

The cottage and garden are within the Hayfield conservation area. The retrospective proposal to add a replacement garden shed and bin storage will create a small addition to the garden to the front of the building which have been sensitively situated to minimise the visual impact on

the setting of the building and will not have a harmful impact on a high significance element of the building or surroundings. The impact on the conservation area is considered to be low.

MAPS & PHOTOGRAPHS

Fig. 1 - 1640 map of Bowden Middlecale “Thomas Hibbert and Samuel Barton – Survey of the Wastes and Commons of the Constabery of Bowden Middlecale (Hayfield Conservation Area Appraisal)

Fig. 2 - Hayfield - Phase 1- Seventeenth Century (Hayfield Conservation Area Appraisal)

Fig. 3 - Hayfield - Phase 2 - Eighteenth Century (Hayfield Conservation Area Appraisal)

Fig. 4 - 1849 tithe map (Derbyshire County Council)

Fig. 5 - 1898 First Edition OS & 1898 Second Edition OS Maps (Hayfield Conservation Area Appraisal)

Fig. 6 - Hayfield - Phase 3 - Late Nineteenth Century (Hayfield Conservation Area Appraisal)

Fig. 7 - Market Street showing Manchester House - Philip Griffin (www.picturethepast.org.uk)
- (Hayfield Conservation Area Appraisal)

Fig. 8 - 1922 Third Edition OS & 1938 Second Edition OS Maps (Hayfield Conservation Area Appraisal)

Fig. 9 - Hayfield Conservation Area updated October 2011 (High Peak Borough Council)

Photographs of 3 Mill Street are by Mr D L Rowbotham