

9, 10 and 11 High Street, Dilhorne Addendum (External Works)



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**9, 10 and 11 High St, Dilhorne
Addendum to Heritage Statement (External Works)**

Prepared for Brendan Jordan

by

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1 INTRODUCTION

1.1 Background to the Report

This Addendum was commissioned from Jenny Wetton Conservation in 2016 by Brendan Jordan and relates to an application for Listed Building Consent for external works. Its purpose is to assess the impact of proposals to repair and replace windows and doors and to re-locate the historic well which falls within the curtilage and relates to a Heritage Statement from May 2016 which should be read with this report.

1.2 Purpose of the Report

The report is designed to provide the author's professional opinion of:

- the impact of proposals to repair and replace windows and doors and to re-locate the historic well.

This report has been written by Jenny Wetton, BA MSc (Arch Cons) IHBC, Consultant.

1.3 Copyright

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2 SUMMARY HISTORY AND SIGNIFICANCE

2.1 History of Affected Parts of Building

Following further analysis of historic photographs and the existing windows and doors, new conclusions have been drawn regarding the development of the exterior of the building.

Original Construction

The house at 9, 10 and 11 High Street dates from the late 18th century. It was constructed with cross-windows at the front but an important photograph of the front elevation from around 1910, reproduced by Salt and shown below, shows different cross windows than those surviving on both ground and first floor levels. Those shown in the photograph at first floor level appear to be original windows, with side-opening casements of 15 panes in the lower part and 9 panes in each of the upper parts, with narrow mullions, transoms and glazing bars. The windows shown in the photograph on the ground floor have thicker mullions and transoms and appear to be those existing now (W7, 8 and 9 on the numbered elevation) and may have been replaced in the late 19th century. The existing windows on the first floor (W3, 4 and 6) have therefore been replaced since the early 20th century. One window at first floor level was infilled and a modern window fitted later (W5). The dormers at attic level are fitted with poor quality, modern inward-opening casements; those in the historic photograph are 12-pane and outward-opening. A historic door has survived which may date from this period and is now used as an internal door; the historic front door has been altered and replaced.

Two fixed-light, 8-pane timber windows have survived on the east elevation which appear to be historic, lighting the staircase (W11 and W12). The west elevation has been much altered and original windows on the first floor have been replaced (W27 and 29). The dormer window on this side is fitted with the same casements as those at the front. Any original rear doorway has been obscured by later extensions.

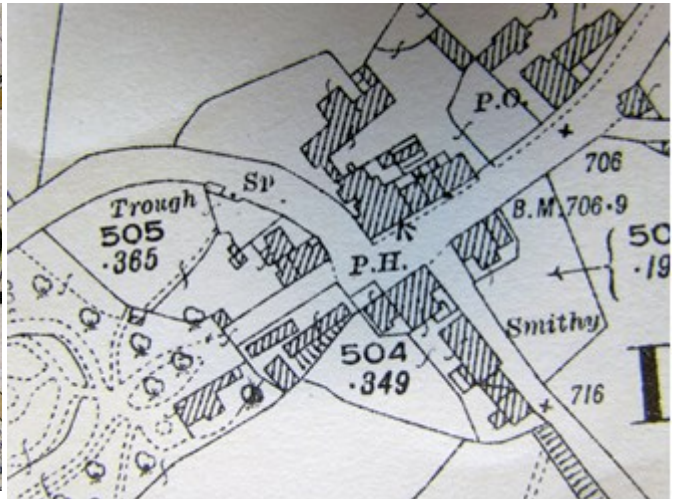
Alterations

An extension was added at the rear by 1838. This has been altered on the east side with an inserted door (D3) and an altered window (W14). The windows on the north elevation (W18-20) are different to another historic photograph of the rear elevation from the same period, have been altered and are in a variety of styles. Those shown in the historic photograph are mullioned with 8-pane side-opening casements on the ground and first floor and a 3-pane side-opening casement at second floor level.

The tithe map of 1838 shows the well close to the north-west corner of the 18th century building and aligned south-west – north-east. The 1924 O. S. map shows it in the same place but aligned differently. Although it is not shown on the 1995 map, it was presumably moved to its present position to make way for the 1980s single-storey extension. The well retains a brick front wall aligned north-west - south-east with stone copings and an opening with a stone base and archway. There is a grassy mound over the well but the south side has been altered with poor quality blocking.



Tithe Map, 1838



OS 1924

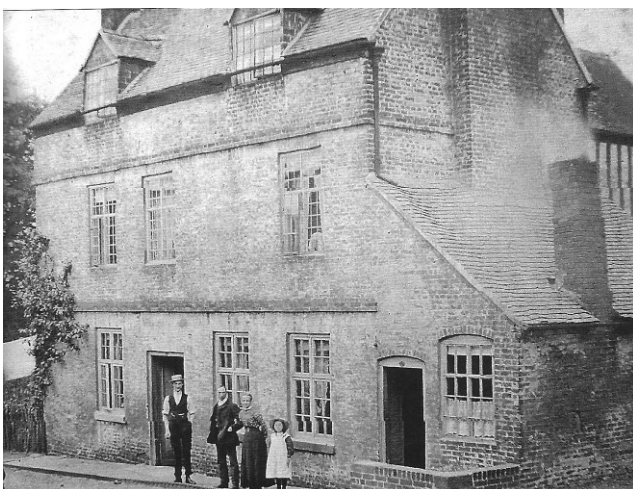


Garden as Existing



Well

Further extensions were added at the east end of the house and at the rear of the eastern section of the main block, probably in the late 19th century. The extension at the east end retains a plain timber door under a segmental arched brick head but a different window from the cross window shown in the photograph and which is a modern replacement. A different part-glazed front door is also shown in the photograph.



Front Elevation in the Early 20th Century¹



Front Elevation as Existing

¹ Salt, K. *Dilhorne: A History of the Parish and Its People* (Leek: Churnet Valley, 2013), 73 and 101
Jenny Wetton Conservation



The Rear, Early 20th Century



Rear Elevation as Existing

In the 1980s, a single-storey block was added to the north-west corner. By the time the building was listed, in 1986, a small window had been added to the infilled window on the first floor of the front elevation. A small infill extension was added to the west elevation and windows were inserted at the ground floor of the west gable.

2.2 Summary of Significance

The chief aspects of significance are the building's vernacular architectural style in locally-sourced materials and surviving historic features but also its historic association with the locally significant Buller family of Dilhorne Hall.

9 to 11 High Street is considered to be of **high significance overall, although its poor condition and the 1980s extension are diminishing its significance.**

In a hierarchy of significance, the front elevation of the house should be considered as of high significance as this is the most designed and retains the historic entrance, although it is somewhat altered. The north and east elevations retain fabric of interest although they have been altered and are of medium significance. The west elevation has been substantially altered, is partially obscured by the late 20th century extensions and is considered to be of low significance.

The house is 'of historic interest or environmental merit' and makes 'an important contribution to the character and appearance of urban and rural scenery' as required by the Staffordshire Moorlands District Council's Environmental Enhancement Grants.

The **setting, including the well, is considered to make an overall positive** contribution to the significance of the listed house.

3 HERITAGE PLANNING CONTEXT

3.1 National Planning Policy Framework

The national legislative framework for development affecting listed buildings and conservation areas is provided by the Planning (Listed Buildings and Conservation Areas) Act 1990; often referred to as the Listed Buildings Act. This sets out the duty on local planning authorities with regard to listed buildings and any buildings or land within a conservation area, when determining applications for planning permission. It is essential that these legal duties are considered, alongside the contents of the NPPF and other planning policies and guidance.

For listed buildings, the planning authority '*shall have special regard to the desirability of preserving the building or its setting or any features of architectural or historic interest which it possesses*' (section 66).

Listed building consent is required for alterations which are likely to affect the character and special interest (significance) of the building. It is not required for like-for-like repairs, nor for alterations to modern fixtures and fittings which will not affect historic fabric, such as the removal of a modern partition.

Historic Environment Policies included in the *National Planning Policy Framework* (March 2012) replaced *Planning Policy Statement 5* (PPS5). *The Historic Environment Planning Practice Guide*, which accompanied PPS5, has recently been replaced by the *Planning Practice Guide: Conserving and Enhancing the Historic Environment*, though this should be read in the light of the NPPF, and does not comprise policy.

The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. The Government sees three dimensions to sustainable development: economic, social and environmental, and these roles should be regarded as mutually dependent. Economic growth can secure higher social and environmental standards, and well-designed buildings and places can improve the lives of people and communities. The planning system is therefore expected to play an active role in guiding development to sustainable solutions. Protecting and enhancing the historic environment is an important component of the National Planning Policy Framework's drive to achieve sustainable development (as defined in Paragraphs 6-10). The appropriate conservation of heritage assets forms one of the 'Core Planning Principles' (Paragraph 17 bullet 10) that underpin the planning system. Policies 126-141 are related to conserving and enhancing the historic environment.

The *Planning Practice Guide* states: 'In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time.'

Policies 128 and 129 of the NPPF require planning applicants and local planning authorities to assess the significance of any heritage assets affected, including any

contribution made by their setting. The level of detail should be appropriate to the assets' importance and no more than sufficient to understand the potential impact of the proposal on their significance. Local planning authorities should take this assessment into account when the potential impact of proposed development to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

Policy 131 states: 'In determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

Policy 132 states: 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. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

The *Planning Practice Guide: Conserving and Enhancing the Historic Environment*, provides guidance on determining substantial and less than substantial harm:

'In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.

'While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later inappropriate additions to historic buildings which harm their significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm.²

² <http://planningguidance.communities.gov.uk/blog/guidance/conserving-and-enhancing-the-historic-environment/why-is-significance-important-in-decision-taking/> [Accessed 7.03.16]

Policy 133 states: '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 loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- the harm or loss is outweighed by the benefit of bringing the site back into use.

Policy 134 states; '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 securing its optimum viable use.'

Policy 141 states: 'Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.'

3.2 Staffordshire Moorlands Adopted Core Strategy

DC2 - The Historic Environment

The Council will safeguard and, where possible, enhance the historic environment, areas of historic landscape character and interests of acknowledged importance, including in particular scheduled ancient monuments, significant buildings (both statutory listed and on a local register), the settings of designated assets, conservation areas, registered historic parks and gardens, registered battlefields and archaeological remains by:

1. Resisting development which would harm or be detrimental to the special character and historic heritage of the District's towns and villages and those interests of acknowledged importance.
2. Promoting development which sustains, respects or enhances buildings and features which contribute to the character or heritage of an area and those interests of acknowledged importance through the use of conservation area appraisals, design statements, archaeological assessments, characterisation studies and Masterplanning.
3. Preventing the loss of buildings and features which make a positive contribution to the character or heritage of an area through appropriate reuse and sensitive development, including enabling development, unless their retention is not viable or there would be substantial planning benefits to outweigh the loss.

4 IMPACT OF PROPOSALS

4.1 Summary of the Proposals

The applicant has designed a scheme for major refurbishment of the building with replacement of doors and windows in poor condition and re-location of the historic well.

There are further details in the drawings which accompany the application.

The house at 9 to 11 High Street is of high significance, confirming its status as a designated heritage asset and substantial harm should be exceptional.

The applicant intends to occupy the 1980s extension while work is underway. Once the refurbishment work is complete, the extension will be demolished.

4.2 Impact of Changes on the Significance of the Listed Building

The impact of proposals has been considered in the context of the significance of the building as a whole, and the relative significance of affected fabric and areas. The impact of each principle alteration is summarised below:

Front Elevation:

- Replace six windows on ground and first floors: these windows are all later replacements and are in a very poor condition. Although a different design of cross window is shown in the historic photograph of this elevation, the proposed design is a compromise. Using the design in the photograph is likely to be more expensive and to reduce the light inside due to the smaller panes.
- Replace W5 and reinstate historic window: this proposal will reinstate the historic appearance of the front elevation.
- Replace dormer windows and W10: the existing windows are poor quality modern replacements. Those proposed will re-instate the historic appearance of the elevation.
- Replace D1: the existing door is likely to date from the mid-20th century and is hung in an altered surround. That proposed is similar in style to the historic door retained internally (which appears to be hung upside-down) and will enhance the front elevation.
- Replace D2 on a like-for-like basis.



Window on Front Elevation



Replacement Door and Surround



Historic Door

East Elevation:

- Replace W11 and 12 with side-opening casements: although the existing windows appear to be historic, they are in very poor condition. The proposed design will retain the historic design and provide opening windows over the staircase.
- Replace W13 and 14: the existing windows are modern inserts and are out of keeping with the character of the building.
- Replace D3: the existing is a more recent door; that proposed is more in keeping with the character of the historic building.



Windows on East Elevation



Replacement Door and Window

Rear Elevation:

- Replace windows W16 – W20: these windows are all modern replacements in very poor condition. Those proposed will be more in keeping with the character of the historic building.

West Elevation:

- Replace windows W26, 27 and 29 and W31-32: these windows are modern replacements or later inserts in poor condition. Those proposed will again be more in keeping with the character of the historic building.



Windows on West Elevation



Modern Window W32

Single-Storey Extension:

This extension (D4 and W 15, W21-25) dates from the 1980s. All the windows and doors are in a poor condition and out of keeping with the character of the historic building. The owner intends to demolish this part after the work on the historic building is complete. It is currently proposed to replace the windows and doors with double glazing.

Well:

The well was altered and possibly moved to make way for the 1980s extension and currently has poor quality blocking along its side. It is proposed to re-locate it to the north-east of the 1980s extension to allow better quality amenity space for the owner, re-building it on a like-for-like basis using lime-based mortar.



Poor Quality Blocking by Well

4.3 Overall Impact on Significance

The Senior Conservation Officer at Staffordshire Moorlands District Council & High Peak Borough Council has confirmed that the building has been on the Council's 'At Risk Register' for many years. The principal benefits of the proposals are that they will:

- enable substantial repair and conservation work;
- re-instate the historic character of the building;
- provide a sustainable future and
- potentially enable the removal of the building from the At Risk Register.

Considered overall, and taking account of the benefits outlined above, the impact of the proposals on the significance of the listed building will be beneficial.

5 CONCLUSIONS

Section 2 of this report provides a summary assessment of the significance of 9, 10 and 11 High Street, Dilhorne. The building dates mainly from the early-18th century but has been through several phases of re-modelling and alteration, affecting all elevations. The house is considered to be of high significance, although its very poor condition, the 1980s extension and poor quality replacement windows are diminishing its significance.

Section 3 sets out the legislative and planning policy framework and gives guidance on the circumstances in which consent may be required. Policy 131 of the NPPF sets out the principles guiding the determination of applications for consent relating to heritage assets. This should take account of the desirability of sustaining and enhancing significance, the positive contribution that conservation of heritage assets can make to the establishment of sustainable communities and economic vitality and the desirability of new development making a positive contribution to local character and distinctiveness.

The assessment of impact on the heritage assets and their setting is set out in Section 4. The proposed work is considered to be neutral or beneficial and will help to reinstate the historic character of the historic building. Policy 134 sets out that where proposals will lead to less than substantial harm to the significance of a designated heritage asset, the harm should be weighed against the public benefits of the proposal. The principal benefit of the proposals is that they will enable substantial repair and conservation work, provide a sustainable future for this important building and potentially enable its removal from the At Risk Register.

This report could be added to the Historic Environment Record as a permanent publicly-accessible record, in keeping with the requirements of Policy 141.

With the presumption in favour of sustainable development set out in the NPPF, the proposals are considered to be compliant with national and local planning policy.

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