Heritage Statement

On behalf of:
Peveril Securities Ltd

In respect of:
Howard Town Mill Gatehouse
Victoria Street
Glossop

Date:
January 2011

Reference:
AT/AT/1211711/Rpt001m

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www.dppllp.com

LRQ 400 3060

Heritage The Exchange, 3 New York Street, Manchester, M1 4HN
Tel: 0161 238 9150 Fax: 0161 238 9878

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Appendices:

1: Heritage Planning Policies and Guidance
2: Photographs: Site and Surroundings

1.0 Introduction

1.1 This Heritage Statement has been prepared by DPP Heritage on behalf of Peveril Securities Ltd to support application proposals for rehabilitative works incorporating alterations and extension to facilitate sustainable new use for the northern gatehouse at Howard Town Mill.

1.2 This statement has been prepared in light of the national policy in *PPS5: Planning for the Historic Environment*, which outlines that:

> *'local planning authorities should require an applicant to provide a description of the significance of the heritage assets affected and the contribution of their setting to that significance …' (HE6.1).*

1.3 This statement should be read in association with the Design and Access Statement for this application, as prepared by Pozzoni Architects.

1.4 This statement first identifies the heritage assets and context of the site at *Section 2.0*, and then reviews the statutory duties, national policy and guidance, local policy and supplementary planning guidance relevant to the application site (at *Appendix 1*); to provide the context for the proper consideration of the proposals.

1.5 *Sections 3.0* and 4.0 set out and assess the significance, comprising the special architectural and historic interest, of the listed building and Conservation Areas. In support of the scheme, *Section 5.0* reviews and provides justification for the application proposals in light of the significance of the heritage assets, the relevant policy context.

2.0 Defining the Heritage Assets

Background

2.1 PPS5: Planning for the Historic Environment defines a 'heritage asset' as a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They are described as 'the valued components of the historic environment' and can include designated heritage assets and assets identified by the local planning authority during the process of decision making or through the plan making process.

2.2 The application building is located to the south of Glossop town centre, sited to the rear of the pavement on Victoria Street. The building is currently vacant having been partially converted under a previous consent.

Designated Heritage Assets

2.3 The subject building dates the mid 19th century although it has been subject to later alterations. It was listed grade II (along with its partner flanking the entrance) on the 4th December 1958, the list description stating:

2 gatehouses, now tourist information office and store with attached walls and gate piers. Mid C19 with C20 alterations. Ashlar gritstone with ashlar dressings and coursed millstone grit to sides and walls. Welsh slate roofs. EXTERIOR: single storey facades with 2 storey interiors. Street front, both gatehouses have rusticated facades each topped with pediment supported on single end pilasters and plain frieze. Central doorways with cornice on brackets and plain battered architraves. North gatehouse has paired plain sash windows either side of central doorway. Right return to north gatehouse has 2 horned sash windows, and rear elevation re-ordered C20 with rendered attic storey. Left return to west gatehouse with single C20 casement windows to each floor, and doorway to right in chamfered ashlar surround. INTERIOR: not inspected. SUBSIDIARY FEATURES: the 4 gate piers are of rusticated ashlar blocks with pyramidal caps on narrow scrolled paired brackets. Ornate cast-iron gates. The wall attached to west gatehouse is buttressed at intervals to the right.

2.4 The proposed works are limited to the gatehouse to the north of the access road; however an overview of the southern gatehouse is also included in this report in order to assess the relationship between this building and the works to the northern example.

2.5 The site falls within the Glossop Norfolk Square Conservation Area (designated 1970, extended 1994), being sited at its eastern extremity, it is also immediately adjacent to the Glossop Howard Town Conservation Area (designated June 2003e).

2.6 High Peak BC does not currently maintain a list of locally significant buildings.

3.0 Assessment of Significance – Listed Building

Introduction

3.1 The gatehouses were statutory listed at grade II on 4th December 1958. With regard to the general criteria set out in the *Department of Culture, Media and Sport Circular: Principles of Selection for Listing Buildings (March 2010)*, the significance of the listed buildings, which comprises their special architectural and historic interest, is summarised below:

Architectural Interest

3.2 The gatehouses represent interesting examples of classical (Greek) detailing being incorporated onto the design of simple industrial buildings, their design and detailing likely being developed as a social statement of the commissioning owners financial standing, taste and sophistication. Their location and orientation at the entrance to the former mill complex, fronting onto the highway making them visible to all visitors along with those merely passing the site.

3.3 Both gatehouses are constructed of a buff/yellow gritstone, this being ashlar rusticated to the front elevations and coursed to the sides. The rear elevation of the north gatehouse has been heavily altered and is now a mixture of rendered and modern blockwork finish. Both buildings are topped by a Welsh slate roof.

3.4 In both cases the principal elevation faces onto the road, in the case of the north gatehouse this is topped with a pediment supported by pilasters the arrangement incorporating a simple plain frieze. Below this is a central doorway topped with cornice on brackets finished with simple timber doors, flanked to either side by paired timber sash windows. The arrangement and proportionality of the northern gatehouse gives it a fairly compact appearance with a comparatively strong horizontal emphasis.

3.5 The principal elevation of the southern gatehouse whilst displaying similar architectural detailing is considerably narrower, which in turn gives much more verticality to its character, meaning that whilst both are contemporary to one another

and display similar detail their differing proportionality means that there relationship as an architectural pair is somewhat difficult.

3.6 The suggestion that both buildings were developed as an aesthetic statement is further emphasised by the fact that in both cases the return elevations are simpler, being formed with coursed gritstone. The return elevation to the north gatehouse having 2 contemporary sash windows, whilst the southern gatehouse return elevation has been altered by way of the insertion of two 20th century windows which do little for its character.

3.7 The rear elevation of the northern gatehouse has been hugely altered, at ground floor level being punctured by two substantial openings whilst above this the elevation is finished with a cement based render.

3.8 Internally as it is the subject of this proposal only the northern gatehouse has been inspected. Little of the interior remains as all ceiling, wall and floor finishes have been removed. The roof has a simple king post truss and appears in reasonable condition.

3.9 It is apparent that the ground floor was supported on masonry/brick cross walls which remain albeit in poor condition, the floor joists are in situ but appear heavily contaminated by pigeon droppings.

3.10 Internal shutters remain to the southernmost window to the principal elevation, in the case of all other windows no such features remain. A further internal feature perhaps linking back to the buildings use in association with the mill is a secure cupboard located within the internal face of the north elevation wall (close inspection not possible due to poor unsafe floor).

Historic Interest

3.11 The gatehouses were constructed in association with the construction of the Howards Town Mills during the mid 19th century; they therefore have historical interest as surviving features of this significant period of expansion within Glossop. They remain as a feature of the streetscape of Victoria Street bearing testament to the importance of the mills to the development of the town.

Group Value

3.12 The gatehouses flanking the entrance combined with the gate piers and wall have value as a group of simple assets associated with the industrial use of the site, when combined they provide a linkage between Victoria Street and the site incorporating the mill complex into the streetscape.

Summary of Significance

3.13 It can be concluded that the gatehouses and associated features are significant for a number of reasons. They represent an example of classical Greek architecture within an industrial landscape, their scale and delicate detailing making them pleasing as architectural compositions. Unfortunately various alterations and poor repair regimes have caused deterioration of their fabric and loss of much of the detail (especially internally); however the significance of the architecture of their principal elevations remains.

4.0 Assessment of Significance - Conservation Areas

Introduction

4.1 In accordance with *PPS5* policy a brief assessment of the significance, comprising the special interest and character and appearance, of the Norfolk Square and Howard Town Conservation Areas is undertaken, informed by the adopted *Glossop Conservation Area Character Appraisal (2006),* with specific reference to the application site and its context. It is noted that within the adopted Appraisal specific character areas are not identified confirming that whilst there are a number of Conservation Areas within the town they display common townscape and character themes.

Historical Development

4.2 Glossop originally developed as an agricultural settlement centred on 'Old Glossop' which is around 1 mile to the east of the present settlement. However the proximity of flowing water made it ideally suited as a settlement to benefit from the rapid expansion of the textile industries in the late 18th and early 19th centuries to such an extent that by 1830 around 46 mills had been constructed with the population increasing six fold to provide the necessary workers.

4.3 During the 19th century this prosperity continued, the wealth and prestige of Glossop being illustrated by the setting out of areas such as Norfolk Square whilst many fine commercial and municipal buildings were constructed providing much of the commercial core and character of the town which remains to this day. Much of the expansion of the town can be linked back to the patronage of Bernard Edward Howard, 12th Duke of Norfolk who took the lead in developing the town until his death in 1842.

4.4 The prosperity of the area began to decline from around 1890. Changes and further mechanisation of the textile industry changed working patterns and unfortunately the mills in Glossop did not respond quickly enough to this change. This decline continued through the 20th century and despite a certain degree of respite during

both wars this decline continued with the population looking to surrounding settlements and Manchester for employment.

Character and Appearance

4.5 As outlined in the Conservation Area Appraisal the key characteristic of the conservation areas is that of a network of densely developed streets and industrial buildings, with the simple terraced housing contrasting strongly with the monumental mill buildings. The juxtaposition between building mass and open spaces is pleasing and provides a visual linkage back to the town's history as an industrial settlement that developed greatly during the 19th century.

4.6 The town centre is characterised by a range of late 19th century buildings forming the commercial core, this is surrounded by an interesting variance of mill and residential buildings.

4.7 The extensive use of local gritstone stone with its buff colour and organic form when combined with blue welsh slate provides a pleasing aesthetic cohesion to buildings; this helps to blend the differing scale of buildings and ensures that a common theme can be identified.

Summary of Significance

4.8 As outlined within the conservation area appraisal the conservation areas of Glossop retain a great deal of character as a settlement that developed between the late 18th and late 19th centuries dominated by the textile industry. The significance is characterised by the combination of residential, commercial and industrial buildings displaying dense development and varied scale within a small townscape area.

4.9 In addition to this the common materials emphasise this significance and provide a pleasing aesthetic cohesion within the town, providing a grain and character that can be identified in the majority of the architecture. This common theme runs throughout the town and helps to bind its character together.

4.10 This cohesion allows the viewer to understand and interpret the development of the

textile industry and its power (as characterised by the municipal architecture of the town). Many such industrial towns have lost their character through 20th century development; however Glossop remains significant as this story remains visible through its streetscape and architecture.

Contribution to Significance

4.11 The application site is located on the eastern periphery of the Norfolk Square Conservation Area and is immediately adjacent to the Howard Town Conservation Area. Therefore it acts as a transition point between the two areas, although as outlined above the character of the town and its various identified Conservation Areas displays common themes.

4.12 The subject building makes a contribution to the significance of the area due to its design and siting. Its classical Greek principal façade sits within the streetscape of Victoria Street and provides the viewer with an interesting contrast to the surrounding simpler architecture; in addition it provides a focal point for the entrance to the mill complex.

4.13 Viewed from the west the contribution is limited due to the close proximity of the rear of properties from Victoria Street along with the later alterations to the rear elevation of the northern gatehouse. This limits its aesthetic quality and thus means that its contribution can be considered neutral at the very best.

5.0 Assessment of Impact

Introduction

5.1 The application proposals relate to internal alterations to the northern gatehouse along with a small extension to the rear (eastern) elevation to create additional usable floor space and thus facilitate a feasible new use for the building.

Assessment of application proposals - Internal

5.2 The internal proposals have been closely informed by an understanding and appreciation of the significance of the designated heritage assets and in line with policy as set out in *PPS5.* As noted elsewhere the internal features of the building appear to have been removed in the past leaving a shell and few if any features of note remain.

5.3 Therefore in the absence of any internal features/finishes the introduction of the revised internal arrangement will not cause damage detriment to the internal character of the building and will instead facilitate its sustainable new use. The ceiling finishes have also been lost so once again the introduction of a modern ceiling to meet hygiene and occupational standards cannot be considered as a detrimental alteration.

5.4 It is also proposed to remove the remaining floor structure and lower the floor to achieve level access between all elements of the building and the external access. The varying levels presently experienced mean that should this element of the works not be undertaken a substantial access ramp would be required on the external elevations of the building to facilitate access.

5.5 In assessing the impact of these works the condition of the fabric and benefits achieved by the alteration require consideration. The historic floor coverings are missing and whilst the floor joists do remain in situ their condition appears poor with evidence of decay and contamination from pigeon droppings. Therefore whilst the works include a loss of decaying fabric, this loss has to be offset against the facilitation of a new use for the derelict building and associated benefits. Secondly as

outlined above it is important to considered that without these works external ramps would be required impacting on the aesthetic and character of both the building and the conservation area.

5.6 It is considered that by completing alterations to the floor levels a viable use for the building will be achieved allowing access to modern standards. The failure of the previously approved scheme confirms that its proposed works and arrangement failed to achieve a viable use. However in the case of this application, an occupier has been identified for the use which forms the basis of this application therefore confirming its viability, the PPS5 Practice Guide emphasises the importance of viability to any scheme:

89. It is important that any use is viable, not just for the owner but also for the future conservation of the asset. Viable uses will fund future maintenance.

5.7 Therefore it is considered that the alteration of the floor is justifiable due to its deteriorating condition and the viable use for the building which it will facilitate.

5.8 The new use for the building will require a modern heating and extraction system to be introduced. The design of this has been finalised to ensure that it can be accommodated without alteration of the building utilising existing openings within the rear elevation to allow inlets/outlets, therefore these works will not impact upon the fabric.

Assessment of application proposals - Extension

5.9 As outlined above there is an existing partially executed consent for a substantial extension to the rear of building. The extension proposed within this application is both smaller and lower key than that previously approved. The existing rear elevation has been heavily altered and rendered meaning that little of note remains.

5.10 The design does not attempt to be a pastiche of the existing building but instead takes a design lead in terms of materials and proportionality but incorporates materials which complement the existing structure. The stepping back of the southern elevation minimises the impact on both the listed building and conservation area, this being further achieved by the use of glass screens to the corner details.

5.11 The design using a flat roof, screened by way of a small parapet sits comfortably with the simple character and scale of the existing but also deliberately ensures that the viewer is of no doubt that this is a later addition avoiding confusion and conflict within the architectural order. The use of dressed stone further ensures a pleasing degree of aesthetic cohesion whilst powder coated metal detailing further emphasises the modern nature of the extension.

5.12 It is therefore concluded that through its design, materials and detailing the extension links well with the existing building, complementing its character whilst remaining subservient of the principal building. The existing rear elevation is very poor whilst highly visible therefore these works improve its character and thus are concluded to have a positive impact on the subject listed building.

5.13 The works are sited within the setting of the listed southern gatehouse. The rehabilitation of its neighbour will improve its setting and the small extension does not cause any detriment to this setting, therefore it is concluded that the proposed works have a neutral effect on the setting of the southern gatehouse.

5.14 In terms of impact on the Conservation Areas, the proposal will facilitate rehabilitative repairs to the principal elevation facing Victoria Street; this will protect and enhance its setting within the Norfolk square Conservation Area. The works to its south elevation including the extension will also have a positive impact as they will improve views out of the conservation area towards the east, whilst the deliberate setting back of the extension and use of glass minimises its impact. Finally the setting of Howard Town Conservation Area will be enhanced as the extension screens much of the poorly altered east elevation of the building and instead provides a rehabilitated building and small extension as a foreground feature when viewing to the west.

6.0 Conclusions

6.1 The internal proposals are utilising the space available and in the absence of any historic features or plan facilitate a viable use for the building. Whilst the floor alterations impact upon the fabric the existing is in poor repair with the majority of fabric already removed therefore it is concluded that the works do not cause detriment and by facilitating occupation and rehabilitation of the building they will secure its viable and sustainable reoccupation.

6.2 The external works to the building are incorporate much needed repairs and thus have an extremely positive benefit on both the building but also the surrounding historic assets. The extension helps facilitate a viable use and has been carefully designed and detailed to remain subservient but also complement the principal structure.

6.3 Therefore the proposals will not harm the special architectural or historic interest of the listed building, will improve the setting of the adjacent listed building and will enhance the character and appearance of both the Howards Town and Norfolk Square Conservation Areas. The proposals will therefore sustain and enhance the significance of these heritage assets (*PPS5 Policy HE7 and HE9*).

6.4 In conclusion, the proposals will comply with national policy set out in *PPS5* and its supporting guidance, and local policies and guidance set out in the documents associated with the High Peak LDF and supplementary planning documents.



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