Mr James Anderson

HERITAGE STATEMENT + DESIGN + ACCESS STATEMENT

Former Heritage Centre
Bank House,
Henry Street, Glossop.
Proposed Wine Bar, Offices and Restaurant

LA reference: HPK/2010/0598 & HPK/2010/0501

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Former Heritage Centre
Bank House,
Henry Street, Glossop.
Proposed Wine Bar, Offices and Restaurant

1. APPLICATION

1.1 This heritage statement has been prepared to accompany an application for listed building Consent on behalf of the applicant Mr J Anderson which proposes a new 5 panel window frame

1.2 This application for listed building consent accompanies a planning application which proposes a Proposed Wine Bar, Offices and Restaurant This application is submitted at the same time as the Planning application.

1.3 This statement is supported by plans prepared by Mr J Anderson in relation to the External and internal changes.

2. CONTEXT

Site Location

2.1 Former Heritage Centre, Bank House, Henry Street, Glossop is a Grade II listed building situated to the north of the town of Glossop and in close proximity to town Hall. The property lies within the high peak conservation area boundary.

2.2 The building is roughly T-shaped in plan form and is constructed in stone block with Sandstone coins and blue slate roof

Planning History and Background to the Application

2.3 Having researched the planning history at the high peak council offices and found several planning applications where found with regards to the building.

HPK/0002/3035	03/04/1985	Henry Street Bank House Norfolk Square Glossop	Glossop And District Heritage Committee	ADAPTATION OF FIRST FLOOR AND CENTRAL GROUND FLOOR SECTION INTO A HERITAGE CENTRE	Approve

HPK/0003/3588	09/05/1994	Bank House Henry Street Glossop	Glossop Heritage Trust	DEMOLITION OF SINGLE FLUE STONE CHIMNEY STACK	Approve

HPK/2005/0751	30/09/2005	Glossop Heritage Centre Henry Street Glossop SK13 8BW	Glossop Heritage Trust / Tourist Information Centre Henry Street, Glossop, SK13 8BW	Projecting sign	
HPK/2005/0835	31/10/2005	Glossop Heritage Centre Bank House Henry Street Glossop Derbyshire	Glossop & District Heritage Trust/Tourist Information CentreHenry Street, Glossop, Derbyshire,	Projecting sign for the Tourist Information Centre	Appro

HPK/2010/0501	15/11/2010	20 22 Bank House Henry Street Glossop Derbyshire SK13 8BW Glossop	Mr James AndersonImage/EgamiGlossop, Derbyshire, SK13 8QX	Change of use to wine bar and restaurant with office use	Pending
HPK/2010/0598		Bank House Henry Street Glossop Derbyshire SK13 8BW Glossop	Mr James AndersonImage/EgamiHenry Street, Glossop, Derbyshire, SK13 8BW	Listed building consent for alterations to accomdate change of use to wine bar, restauran	Inva

				t and office use.	

Opportunities and Constraints

2.8 The fact that Bank House is a Grade II listed building clearly represents a constraint in terms of work which may be carried out to the building. Policy HE6, HE7 and HE8 of PPS5 requires planning applications or modifications to heritage assets to be appropriately assessed with regards to the proposed modifications, clearly indicating exactly what has been proposed and how this affects the heritage assets in which it is to be located. In particular Policy HE6.1 deals with the requirements for a submission for development affecting heritage assets and states:
"the level of detail should be proportionate to the importance of the heritage asset and no more than is sufficient to understand the potential impact of the proposal and the significance of the heritage asset".

2.9 The scheme now under consideration by the High Peak Authority is seeking consent for a Proposed Wine Bar, Offices and Restaurant

2.10 The proposed 5 frame folding window is located within an area of later construction and does not propose any alteration to the original or historic fabric of the building.

Design Evolution

2.11 In this instance it is very much a case of working with the existing layout and elevations of the building as much as practically possible. The section of the building to which the window is to be constructed already has a window aperture filled with a none thermal valued window and rotten wooden frame

2.12 The scheme now under consideration is seeking consent to continue retain the existing signage panel and not change the size in any way. Also to replace the existing poor quality window and replace with a fully building regulation compliant window. The addition is simple in its design and respects the existing construction of the building.

Policy Issues

2.13 The planning (Listed Building and Conservation Areas Act 1990) provides specific Protection for buildings of special architectural or historic interest, and places a statutory duty on local planning authorities to have special regard to the desirability of preserving Listed buildings, their settings or any features of special architectural or historic interest Which they possess.

2.14 Planning Policy Statement 5 - Planning for the Historic Environment was published on 23rd March 2010. This document supersedes the former PPG's 15 "Planning and the Historic Environment" and 16 "Archaeology and Planning".

2.15 This document takes a different form to the previous PPG15. The governments overarching aim is that the historic environment and its heritage assets should be considered and enjoyed for the quality of life they bring to this and future generations. To achieve this, the government's objectives for planning for the historic environment are:
• To deliver sustainable development with regards to heritage assets and that if the assets are to be maintained for the long term, suitable development may

take many forms.
• To consider England's heritage assets in the manner appropriate to their Significance.
• To contribute to our knowledge and understanding of our past by ensuring that opportunities are taken to capture evidence from the historic environment and make this publicly available, particularly where a heritage asset is to be lost.
2.16 This document then breaks down into a series of policies which address each further relevant section in greater detail. The document also aims to provide more precise detail of what is expected as part of any application for modifications, alterations and demolition of listed buildings.

Proposed Alterations

2.17 As mentioned in para.1.2 above this application is seeking consent for listed building consent accompanies a planning application which proposes a Proposed Wine Bar, Offices and Restaurant This application is submitted at the same time as the
Planning application.

(i) Retain the existing signage panel and not change the size in any way. Also to replace the existing poor quality window and replace with a fully building regulation compliant window. The addition is simple in its design and respects the existing construction of the building.
Constructed in timber and glazing to match the existing kitchen windows.
2.18 None of the existing structure will be disturbed with the construction of this Proposed Wine Bar, Offices and Restaurant

Landscape

2.19 The proposed development has no effect on the amenity, the locality or the street scene of the building. The proposed modifications are minor in its form and reflect the character of the existing building and will therefore have no additional impact.

Access Issues

2.20 The proposal provides for a level access to the building and all works will be carried out to Part M of the building regulations.

Other Relevant Information

2.21 This application is one of two applications to be submitted for modifications to the Property.

3. SUMMARY

3.1 The proposed alterations to this Grade II listed building have been designed to be minimal.
3.2 The development fully accords with the policies of C9 of the Structure Plan, along with Policies LC6, LC8 of the local plan as well as the most recent policies contained within PPS5.
3.3 The proposals are justified in terms of being both desirable and ensuring the property as extended is fit for purpose. The scheme as proposed reflects the character of the existing building and will help to ensure that the building is preserved and enhanced now and for future generations.