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COUNCIL
23 DEC 2011

Job No. 590

HERITAGE STATEMENT

PPS5 Planning for the Historic Environment Policies HE7 and HE9: Heritage Assets

1.00 ASSESSMENT

1.01 The Duke of Norfolk School (now vacant) is a grade II listed building situated on the south side of Church Street in the Old Glossop Conservation Area. It is a significant structure and makes a positive contribution to the area.

1.02 The school dates from the mid. 19th century and is built in the 'Jacobean Revival' style. Walls are constructed from coursed gritstone with ashlar dressings and the roof is covered with Welsh slates.

1.03 There is a single-storey detached toilet block and store in the playground at the rear. External areas of the site to the south and west of the building are tarmac, formerly the school car park. The public footpath on the south side, running from Church Walk to Church Street is to be retained, undisturbed.

2.00 CHANGE OF USE

2.01 As explained in the Design and Access Statement, the building has no further use as a school. A variety of alternative uses such as residential, commercial, community or leisure have been suggested.

2.02 Domestic use has been considered by the planning department and is also thought by the surveyors and land agents to be a viable financial option, even in these difficult times. It is an appropriate use for its context.

2.03 The building is eminently suited for a domestic conversion: this use would have little or no impact visually on the Conservation Area or physically on the local residents.

2.04 Domestic use is viable, not just for the owners but also for the conservation of the building. It will sustain and enhance the significance of the heritage asset and the contribution of its setting.

2.05 The building is now vacant, which is not compatible with the long term conservation of the asset. Bringing the former school back into use speedily reduces the risk to a heritage asset and secures the optimum viable use in support of its long-term conservation. It makes a positive contribution to the economic vitality and sustainability of the local area.

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3.00 CONVERSION

3.01 The proposed alterations are sympathetic to the Grade II listing.

3.02 Apart from the addition of a kitchen door on unit 4, there are no external changes other than the removal of general 'clutter' such as vent pipes, floodlights, wiring, wall vents and television aerials.

3.03 The boilerhouse and flue are to be retained, to avoid the introduction of additional flue outlets.

3.04 All waste pipes will be internal: if any new vent pipes are required by Building Control as part of the conversion works, they will be connected to the existing roof vents.

3.05 There are no new rooflights or other features.

3.06 The existing vehicular access and parking areas will be retained for the residents and their visitors: a total of 12 spaces, including a disabled space.

3.07 The enclosed tarmac area on the north side will be retained for the communal use of residents. There is a fall from the retaining wall to the building, so our preference would be to design a scheme for hard paved seating areas on the level. However, the sub-division and creation of private gardens with landscaping, is excluded as the planning department have indicated in their Report (Design and Access Statement 2.02, copy enclosed) that such a proposal would be resisted. Therefore we ask that the matter be determined and Conditioned by the Planning Committee.

3.08 All works will be fully compliant with current Building Regulations and the Disability Discrimination Act.

3.09 Some external timbers doors / frames and windows are in poor condition. A number are not sympathetic to the building and may be later variations. Any necessary making-good or replacements will fully match the originals.

3.10 'Lay-in-grid' suspended ceilings will be taken down and roof spaces opened up. Units 1 to 3, with the larger roofspaces, have living areas at first floor level to take advantage of the increased height. There are also a number of full-height (two-storey) spaces which give maximum natural light and create a feeling of spaciousness. Internal lobbies and sliding / folding screens (all later additions) are to be removed.

3.11 In order to improve the energy performance, roofs will be insulated and all heating and electrics are to be replaced with energy-saving installations.

3.12 There is a single-storey detached toilet block and store in the playground at the rear, which is to become a refurbished communal area for the occupiers. The toilet block is in poor condition with damp, unplastered walls, leaking internal rainwater goods, no roof insulation and rotting rafters. External areas of the site to the south and west of the building are tarmac, formerly the school car park. The public footpath on the south side, running from Church Walk to Church Street is to be retained, undisturbed.