Proposed replacement shopfront – Croft Lettings Agency, High Street East, Glossop, Derbyshire

HERITAGE STATEMENT **10th May 2013**

INTRODUCTION

The property is located on High Street East, about 200 metres from Norfolk Square in Glossop. The site is accessed from High Street East. The building is at present a commercial unit which houses the offices for Croft Lettings, an established firm specialising in letting local properties in the Glossopdale area. The setting of the site is retail units in an urban environment, whilst also being in the Glossop (Howard Town) conservation area. The planning application which this design and access statement relates to is for the proposed works as detailed below:-

- Repair to elements of existing shopfront;
- Replacement and reconfiguration of shopfront (extents shown on accompanying plan).

Consultation has been undertaken in 2012 with Joanne Brooks (HPBC Conservation Officer) with the design of the new shopfront complying with the criteria for grant aid.



Front elevation of 24 High Street East (Croft Lettings unit) showing its setting

CHARACTER OF THE AREA

The predominant materials used for construction of buildings and boundary walls are sandstone coursed stonework, with timber frames to windows either varnished or finished in a variety of colours of paintwork, with modern shopfronts on some of the units, such as that to the adjoining 'Yummy's' 'fast food' take-away unit. 24 High Street East is typical of

the more functional properties generally found in Glossop of the same age. The area is generally retail, with office space, retails units and a public house within 500 metres of the proposed works. The area has a number of culverted watercourses which are fed from the Bleaklow plateau and surrounding hills. The properties in the Howard Town conservations area predominately date from the late 18th Century through to the 20th Century, with the pattern of the roads in the area remaining largely unchanged. High Street East is a principle local and regional thoroughfare for traffic accessing Glossop or travelling over the Pennine range via the Snake Pass.

FEATURES OF PREVALENT BUILDING FORM

The existing design for retail units is principally uniformal with sandstone external walls to buildings and deep structural openings, with structural openings to buildings having stone heads and cills. There has been recent additions to the property in the form of a basic shopfront which this application will remove and replace with a more sympathetic design, whilst retaining the pilasters and plinth with repairs.

MITIGATION TO PROTECT EXISTING CHARACTER

The design has been formulated to complement the existing streetscape of Glossop with consultation being undertaken with HPBC's Conservation Officer Joanne Brooks.

PROPOSED DEVELOPMENT DESIGN

The new shopfront has been designed to complement the width of the frontage whilst infilling the space created by the removal of the existing shopfront. The windows and stallriser have been designed to reflect the proportions common with Victorian shopfront configurations, and also complementary to surrounding shops which have also returned to a more Victorian style of shopfront – a style which complements the Glossop streetscene.

LAYOUT/APPEARANCE

The layout has been laid out to match that to the adjoining 'Glossop Fish Bar' with the door to the right hand side (viewed from High Street East) following advice from HPBC's Conservation Officer Joanne Brooks. This will not be detrimental to access for the public from the street, whilst the glazing and stallrisers are in proportion to the width of the frontage.

Both the repaired and replaced areas are to be Victorian in style and detail, with Grass Green colour paint finish to joinery work, this being Croft Lettings corporate colour scheme, whilst also being a typical Victorian colour, avoiding modern paint tones which would not be necessarily sympathetic to a Victorian style shopfront. The stonework stallriser provides a durable base for the shopfront central section and enables some thermal efficiency, whilst echoing the material used in the remainder of the property, and also to adjoining properties. Panelling detailing to the recessed area also carries through the heritage theme of the appearance.

SITE SPECIFIC DEVELOPMENT HISTORY

The property is used as a lettings office at Ground Floor, with an apartment at First Floor – this proposal retains this pattern of use.

GRAPHICAL DESCRIPTION OF WORK AND USAGE

Drawings submitted with the application provide details of the current and proposed layouts.