Steven Abbott Associates LLP

Chartered Town Planners

PLANNING AND HERITAGE STATEMENT

William Hill Organisation Ltd and Madison Commercial

Refurbishment of Building for Bookmakers Including Internal and External Works

7 High Street West, Glossop

September 2013

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1. INTRODUCTION

1.1. This Planning and Heritage Statement is submitted in support of a series of planning, listed building and advertisement consent applications in respect of 7 High Street West in Glossop. Appendices

1.2. Planning permission was granted on 12th December 2012 under planning appeal reference APP/H1033/A/12/2183093 to change the use of the former A1 unit to A2. The appeal followed the decision of High Peak Borough Council to refuse an application for full planning permission (HPK/2012/0014) in March 2012. A copy of the Inspector's decision is included in Appendix 1.

1.3. William Hill Organisation Ltd is seeking to operate a betting shop from the A2 unit. To undertake this, they require associated internal and external alterations to meet their operator requirements.

1.4. The following applications have been submitted for consideration by the Council:

- Planning application for proposed installation of two air conditioning units, one tv aerial and satellite dishes and alterations to the front and rear of the building;
- Advert application for erection of one projecting sign and fascia sign;
- Listed Building Consent application for internal and external alterations.

1.5. This Statement provides a description of the site and the proposals, outlines the relevant planning policy and assesses the proposals in relation to this framework and other material considerations, including issues related to heritage.

2. SITE DESCRIPTION AND PLANNING HISTORY

2.1. The application site is located within Glossop Town Centre. The site lies within the primary retail frontage, close to the Norfolk Square and Market Hall, within the town centre boundary.

2.2. The application site comprises a former chemist building at 7 High Street West, Glossop, which currently stands vacant. Cohens Chemists relocated from the property to a nearby unit at 77 High Street West in autumn 2011.

2.3. The application site is also a Grade II Listed Building and is listed as part of the Town Hall and Market building (Appendix 2). The site is located within the Norfolk Square conservation area.

Planning History

2.4. In addition to planning permission to change the use of the unit (as outlined in section 1.2.), relevant planning applications include the following.

2.5. Listed Buildings consent was permitted on 2nd March 2012 (HPK/2011/0690) for the removal of Duke of Norfolk's Warrant that relates to the historical use of the building as a pharmacy business. This application was not submitted by the appellants, but by Glossop and District Heritage Trust, who after discussions with the Duke of Norfolk has been placed the custody of Trust, with the request that a suitable site be found for it. A copy of the decision notice is included in Appendix 3.

2.6. A signage (HPK/2006/0555) and listed building consent (HPK/2006/0556) were approved in September 2006 to change the signing from the previous chemist branding to the Cohen's chemist.

3. THE APPLICATION PROPOSALS

External Alterations

3.1. Alterations to the front elevation facing High Street West, the rear elevation and the roof are proposed as part of the applications (photographs of existing site are included in Appendix 3). These alterations will be discussed in turn.

Signage

3.2. New signage is proposed to replace the existing fasica panel with a like for like black fascia panel to match the existing and brushed aluminium William Hill lettering.

3.3. The existing projecting sign will be removed and replaced with a new externally illuminated sign similar to the sign that is already erected at the nearby Cancer Research UK store. The existing projecting sign will be removed. The sign will be made of aluminium rather than a standard plastic signs and will be in standard William Hill colours.

Shopfront

3.4. The existing shop front will be retained in its entirety. All timbers moldings will be retained and repaired where necessary.

3.5. The upper windows sash windows are proposed to be replaced. This will be a like for like, with them replaced using wood. The flag pole is also being proposed to be removed.

3.6. The original door will be retained.

Rear of the property

3.7. The proposals for external works to the rear of the building include the erection of a TV aerial and new satellite dish. The existing rear ground floor windows will be in filled to match the existing brickwork and a new steel security door will be erected to the rear. The new additions to the rear are required for a security. A further security measure will

be the introduction of internal vandal bars to the interior windows on the first and second floors.

Roof

3.8. The proposals also include the installation of two air conditioning units on the roof at the rear of the property. All the equipment will be hidden behind the existing roof line. They cannot be viewed from the front or the rear of the property.

Internal Alterations

3.9. The proposals for internal alterations include general refurbishment and redecoration works, and the installation of new fixtures and fitting including a new counter, and creation of wc and staff room at the rear of the unit. After discussions with High Peak Borough Council, agreement was reached regarding boarding up shelves used by the previous occupiers to the rear of the ground floor and ensuring that a false ceiling is used. The building has been refurbished in the past and there are no important original features of any merit at ground floor level that will be affected by the proposals. The proposed drawings provide details of the proposed internal works. No works are proposed at the upper floors or basement of the building apart from the first floor front windows and windows to the rear of the property.

4. PLANNING POLICY FRAMEWORK

National Guidance - National Planning Policy Framework (2012)

4.1. The National Planning Policy Framework (NPPF) sets out the Government's planning policies and how these policies should be applied.

4.2. Bullet point 3 of the NPPF's Core Planning Policies (paragraph 17) states that in decision making, Local Planning Authorities should "proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs".

4.3. Chapter 1 'Building a Strong, Competitive Economy' makes clear that the Government is committed to securing sustainable economic growth in order to create jobs and prosperity. Paragraph 19 states that "The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth". There is a presumption in favour of sustainable development, therefore significant weight should be placed on the need to support economic growth through the planning system.

4.4. Chapter 2 'Ensuring the Vitality of Town Centres' seeks to ensure that the viability and vitality and viability of centres are protected and that town centre uses are located within identified centres.

4.5. Under Chapter 12 of the NPPF – 'Conserving and Enhancing the Historic Environment', to allow Local Planning Authorities to assess the impact of proposals on heritage assets, paragraph 128 of the guidance states that "in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including the contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted…".

4.6. Paragraph 131 goes on to state that: "In determining planning applications, local 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 viability; and
- The desirability of new development making a positive contribution to local character and distinctiveness".

4.7. Paragraph 132 goes on to state that substantial harm to or loss of heritage assets should only be allowed in exceptional cases. 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 (paragraph 134).

High Peak Local Plan (March 2005)

4.8. The High Peak Local Plan was adopted in March 2005. From the Local Plan Proposals Map it can be seen that the application site is located with the town centre of Glossop. Furthermore the site is located with the defined prime retail frontage.

4.9. Policy TC1- Town Centres sets out the shopping strategy for Glossop and reads as follows:-

"Within town centres Planning Permission will be granted for development which sustains and enhances the vitality and viability of the centre. The town centres will cover the areas defined on the proposals map for … Glossop."

4.10. Policy TC2 – Town Centre Environment states that within the town centres the Council will implement environmental improvement and traffic management programmes, including traffic calming, pedestrian priority and car parking schemes, and will secure environmental improvements through the control of development in order to maintain

and enhance the quality and character of the built environment. Planning Permission will be granted for development in town centres, provided that:

"it will be of high quality design, external appearance, landscaping and other site treatment; and it will be sympathetic in use, siting, scale and character to its immediate and wider surroundings; and it will not prejudice the provision of public transport or otherwise adversely affect public accessibility".

4.11. Policy BC7 Alterations and Extensions to Listed Buildings outlines that planning permission will not be granted for alterations or extensions to Listed Buildings, unless:

- the historic form, character and structural integrity of the building will be retained; and
- architectural or historic elements which contribute to the special architectural or historic character of the building will be retained; and
- the proposal will respect the special architectural or historic character of the existing building in terms of its scale, design, external appearance and detailing; and
- Facing materials, installed and finished in a manner which match the original or existing materials, will be used.

4.12. Policy BC8 Settings of Listed Buildings states that planning permission will not be granted for development which would materially harm the setting of a Listed Building in terms of its special architectural or historic character due to its use, scale, size, siting, detailed design, external appearance or illumination.

4.13. Policy BC5 Conservation areas and their settings outlines that within Conservation Areas and their settings planning permission will be granted for development, including extensions, alterations and changes of use, provided that:

- the use, siting, scale, detailed design, external appearance and landscape treatment of the development will preserve or enhance the special architectural or historic character or appearance of the area; and

- important buildings, open spaces, views, trees, walls and other natural and manmade features which positively contribute to the special architectural or historic character or appearance of the area will be protected from harmful development.

4.14. BC2 Shop Fronts, outlines that planning permission will be granted for new or replacement shop fronts, and for their alteration and/or additions, provided that:

- the development will respect the size, proportions, age, character and architectural style of the building; and

- where appropriate, the development will be constructed to incorporate traditional details, features, proportions and materials; and

- the development will respect the character of adjacent buildings and the wider townscape

4.15. BC1 External materials states that planning permission will be granted for development, provided that: the type, colour and specification of all external materials and the way they are applied will be sympathetic to the character and appearance of the immediate surroundings and the wider area.

4.16. GD4 Character, Form and Design, indicates that planning permission will be granted for development, provided that: Its scale, siting, layout, density, form, height, proportions, design, colour and materials of construction, elevations and fenestration and any associated engineering, landscaping or other works will be sympathetic to the character of the area, and there will not be undue detrimental effect on the visual qualities of the locality or the wider landscape.

4.17. The site is also within an area defined under GD3 Improvement Corridors. Planning permission will be granted for development within the improvement corridors, provided that:

- its layout, scale, design, external appearance, boundary treatment and landscaping will enhance the appearance of the area; and
- there will be no undue detrimental effect on existing important landscape, townscape, historic, wildlife or water features.

5. PLANNING ASSESSMENT

Impact on the Listed Building and Conservation Area

5.1. As discussed in the previous section, where proposals affect a heritage asset, the NPPF requires applicants to identify the significance of the heritage asset so that the impact of a proposal on that heritage asset and its setting can be properly assessed by the Council.

5.2. In this instance, the heritage assets are the building itself as it is statutorily listed and is located within the Norfolk Square Conservation Area.

5.3. The building is Grade II Statutorily listed. Regard has been had to the listing details, which confirms that the building was listed on 4th December 1958 and that it forms part of a group listing as Town Hall and Market Hall, with attached railing and pier. The listing (as outlined in Appendix 1) goes into great detail regarding the Town Hall and Market building, but does state the following for the application site:

"Side wings, have 4 shops to each side mostly with C20 shop fronts, Nos 7 and 17 retain original shop fronts with console brackets and fascia boards, above 2 windows to each shop divided by plain pilasters".

5.4. It is clear from the listing details that it is the municipal offices and town hall which are the attractive architectural features important to the building's significance. The fact that it forms part of a large group listing also suggests that the building's significance is its front facade and contribution to the street scene. No reference is made to the upper floor fenestration or the interior of the building. If any of these elements were considered to be of particular merit at the time of listing, they would have been included in the listing details. Indeed, few original internal features remain.

5.5. Regard has also been had to the Council's Conservation Area Character Appraisal for the Glossop Area which was adopted as an SPD in March 2006, in order to identify its significance. Given the relatively minor nature of the proposals, it is only considered necessary to look at that part of the Conservation Area within which the site is located.

5.6. The Appraisal makes clear that many of the traditional Victorian shopfronts within the town centre have been lost and replaced with badly designed shopfront and signs. These unsympathetic alterations are out of character with the buildings and far inferior to their original 19th century Victorian shopfronts. Fortunately, sufficient numbers of surviving traditional shopfronts still exist and these contribute to the special historic character of Glossop.

5.7. The shopfront of 7 High Street West represents its significance as a heritage asset. It is not considered that any of the proposals will harm the identified significance of the listed building or this part of the Conservation Area.

5.8. The important features referred to in the listing will not be altered in any way and will be restored from its current poor condition.

Advertisements

5.9. The proposals are for the removal of the existing fasica sign at ground floor level with a like for like black fascia panel to match the existing and brushed aluminium William Hill lettering. There will also be a replacement projecting sign in the same location. The sign will be made of aluminium rather than a standard plastic signs and will be in standard William Hill colours. These proposals are considered to respect the listed building and the character and appearance of the conservation area.

Façade

5.10. The main proposed alterations to the facade are for it to be 'made good' and painted to match existing. The existing shop front is not proposed to be changed. The existing stash windows on the first floor are proposed to be changed like for like due to their existing condition.

5.11. It is therefore considered that the proposed changes to the shopfront will in fact enhance the front facade and identified significance of the listed building, and the character and appearance of the conservation area. The existing colour palate and proposed materials are considered to complement existing surrounding shops, and the

advertisements are considered moderate and will not take attention away from the façade and other properties which appear in the group listing for the street.

Satellite Dish and TV Aerial

5.12. The proposals include the installation of one satellite dish and a TV aerial to the rear of the building (which faces the service yard/lane) and two air conditioning units on the roof at the rear of the property. All of the air conditioning equipment will be located to the rear of the roof to ensure there will be no impact on the front facade of the listed building or important views within the conservation area (in particular along High Street West). The satellite dish, TV aerial and air conditioning will remain unseen from street level. There will only limited views of the equipment from the rear (the air conditioning will not be seen at all). Further to this, the proposed air conditioning units will be efficient and quiet, and will not, therefore, give rise to any disturbance to nearby occupiers.

Internal Works

5.13. In terms of internal alterations, the proposals involve general refurbishment and redecoration works to suit the new occupier, William Hill. Given the currently layout of the building, the only works required to allow the creation of a bookmakers is the erection of partition walls to create a back of house area for staff and toilets.

5.14. A new counter is proposed and partitions to form the back of house areas (wc's and staff room) are proposed towards the rear of the unit. The majority of works are reversible, including the installation of a new suspended ceiling, floor coverings and display screens. Full details of the internal works are shown on the submitted plan and section drawings.

5.15. It is therefore considered that the proposed internal works will not have any harmful impact on the building's significance. Indeed, it is considered that the proposals as a whole will bring back a vacant listed building into use.

5.16. It has been demonstrated that the proposals have been carefully considered, having regard to the building's listed status and its location in a conservation area. Due regard

has been had to the listing details and the Conservation Area Appraisal for Norfolk Square Conservation Area. The Applicant has endeavoured to ensure that the improvements to the shopfront façade will enhance and protect the existing aesthetic appearance of not only the unit but the High Street West street scene.

5.17. It has therefore been demonstrated that the proposals comply with policies of the local plan and NPPF, as discussed in the previous section.

5.18. The proposals are also fully in line with the relevant local planning policy outlined in section 4 including Policy BC7 Alterations and Extensions to Listed Buildings, Policy BC8 Settings of Listed Buildings, Policy BC5 Conservation areas,BC2 Shop Fronts, BC1 External Materials, GD4 Character, Form and Design and GD3 Improvement Corridors.

6. CONCLUSIONS

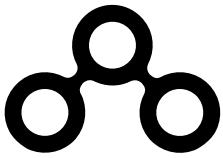
6.1. The following applications have been submitted for consideration by the Council:

- Planning application for proposed installation of two air conditioning units, one TV aerial and one satellite dish and alterations to the front and rear of the building;
- Advert application for erection of one projecting sign and fascia sign;
- Listed Building Consent application for internal and external alterations.

6.2. The proposals will enable a vacant listed building within an important part of the conservation area to be brought back into use. This will result in environmental, social and economic benefits to the area.

6.3. It has been demonstrated that the proposals will not result in any harm to the listed building's identified significance, or that of the Conservation Area.

6.4. The proposals therefore accord with local and national policy.



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APPENDIX 1

The Planning Inspectorate

Appeal Decision

Site visit made on 26 November 2012

by Harold Stephens BA MPhil Dip TP MRTPI FRSA

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 12 December 2012

Appeal Ref: APP/H1033/A/12/2183093
7 High Street West, Glossop SK13 8AL

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr M Stringer against the decision of High Peak Borough Council.
- The application Ref HPK/2012/0014, dated 7 January 2012, was refused by notice dated 5 March 2012.
- The development proposed is the change of use to A2.

Decision

1. The appeal is allowed and planning permission is granted for change of use to A2 at 7 High Street West, Glossop SK13 8AL in accordance with the terms of the application, Ref HPK/2012/0014, dated 29 February 2012 and the plans submitted with it, subject to the following condition:

    1) The development hereby permitted shall begin not later than three years from the date of this decision.

Main Issues

2. I consider the main issues in this appeal are: (i) whether the proposal would adversely affect heritage assets having regard to the statutory and policy tests applicable in relation to the safeguarding of such assets and (ii) whether, in the light of the development plan, and national guidance, the proposals would adversely impact upon the vitality and viability of Glossop Town Centre.

Reasons

3. The appeal proposal seeks permission for the change of use of an A1 retail unit to Use Class A2. No details of any physical changes have been submitted. The appeal premises were last used as a chemist shop and the property is currently vacant. Permission is sought for all uses within Use Class A2 (Financial and Professional Services) and no specific end user is identified. The Appellant states there is interest in using the premises as a betting office.

4. The building lies within the Norfolk Square Conservation Area and is a Grade II Listed Building. It forms part of a collection of buildings forming the Market Hall Frontage, at the crossroads which forms the historic centre of the town. It also lies within an area designated as Prime Retail Frontage shown on the High Peak Local Plan Proposals Map. The Prime Retail Frontage includes both sides of the High Street and the adjoining Norfolk Square.

5. The development plan for the area includes the High Peak Local Plan (LP) originally adopted in 2005. Both parties refer to Saved Policies of the High

Peak Local Plan (2008) including Policies BC2, BC5, BC7, BC8, GD3, GD4, GD5, TC1, TC2, TC6 and TC12. There is no need for me to repeat these here.

6. The National Planning Policy Framework (NPPF) was published in March 2012. The NPPF largely carries forward existing planning policies and protections in a significantly more streamlined and accessible form. It also introduces the presumption in favour of sustainable development[1] and makes adjustments to some specific policies. The NPPF sets out how decision-takers should proceed taking account of the date of adoption of the relevant policy and the consistency of the policy with the NPPF. In this case I consider that the policies referred to in the reasons for refusal are broadly consistent with the NPPF and should therefore be afforded due weight.

Impact of the proposal on Heritage Assets

7. The site is a Grade II Listed Building and is listed as part of the Town Hall and Market Hall complex. The Town Hall was built in 1838 and the original design consisted of a symmetrical row of shops either side. The frontage then culminated in two domed pavilions at either end. The right hand dome was never built and the left hand dome was demolished in 1937. The property lies within the Norfolk Square Conservation Area. It is one of Glossop's' few surviving original shop frontages. The original appearance of the frontage was designed for maximum window display and intended for retail purposes.

8. The Council is concerned that an A2 use has the potential to effectively reduce or deaden the open frontage of the building which is an inherent characteristic of the Listed Building. It is argued that this would be detrimental to the historic character of the Listed Building and the wider Conservation Area. It is also claimed that the proposed change of use would lead to pressure for future alterations to accommodate an A2 use which would cause significant harm to the heritage asset. I disagree. External alterations do not form part of the appeal proposal. The proposed change of use would preserve the architectural and historic character and setting of the Listed Building and the character and appearance of the Conservation Area. The proposal would accord with LP Policies BC5, BC7 and BC8 and NPPF guidance.

9. From the evidence that is before me the proposed use would still require a large window display and the frontage to the street would not be blanked out. It would not be in the interest of a betting office (or any other A2 use) to reduce or deaden an active frontage especially in a prominent location such as the appeal site. Moreover, in the event of the appeal being allowed the Council would have an opportunity to consider any internal and external alterations and advertisements at a later stage, through separate applications. Any future operator would have to demonstrate that the proposal would comply with the development plan and the NPPF including requirements not to have a detrimental impact on the historic character of this Listed Building and the Conservation Area. On the first issue I conclude that the proposal would not adversely affect heritage assets having regard to the statutory and policy tests applicable in relation to the safeguarding of such assets.

Impact upon the vitality and viability of Glossop Town Centre

10. The Council is concerned that the appeal proposal is located within a Prime Retail Frontage in the LP where policies seek to protect the vitality and

[1] Paragraph 14

viability of the Town Centre through the control of non-retail uses. It is argued that the appeal site is in a prominent position within the Prime Retail Frontage where there is currently a high proportion of non-retail uses in operation (50%). It is claimed that any further non-retail uses would detrimentally affect the character and vitality of the shopping area. I disagree with the Council for several reasons.

11. Firstly, it seems to me that LP Policy TC12 *does* allow A2 uses in Prime Retail Frontages. This interpretation reflects the inclusion of A2 uses within the definition of `non retail' uses provided at paragraph 6.71 of the LP. In my view, the appeal proposal therefore accords with Policy TC12. Secondly, the Council's statement of case interprets Policy TC12 differently, defining non-retail uses as those uses which are not shops, financial services and pubs/cafes and therefore excluding certain A2 uses. However, even using the Council's interpretation of non–retail uses I consider there is a high proportion of shops, financial services and pubs/cafes in the centre and a change of use from vacant A1 unit to an A2 use would not lead to a loss of vitality and viability of the Prime Shopping Area or concentration of non-retail uses.

12. Thirdly, I disagree with the Council's case that 50% of the units within the Primary Retail Frontage are currently in *`non-retail'* use using the interpretation of non-retail uses contained in Policy TC12. It may be correct to say that 50% of the units within the Primary Retail Frontage are not in *`A1 retail use'*. However, the 50% figure excludes uses considered acceptable under Policy TC12 such as financial services, A3/A5 cafes and restaurants as well as opticians which are an A1 use. The Appellant has revised the Council's figures and this indicates that 65 units within the Primary Shopping Frontage (78%) are within these appropriate uses. The proportion of non-retail uses (as defined by Policy TC12) in Glossop Town Centre is just 21%. In my view this level of non-retail uses is not high and not damaging to the centre's future viability and attractiveness. On the second main issue I conclude that the proposal would accord with aforementioned development plan policies and national guidance and would not adversely impact upon the vitality and viability of Glossop Town Centre.

Other matters

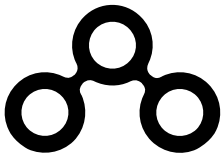
13. I have taken into account all other matters raised including the various appeal decisions referred to by both parties. None of the other matters raised is sufficient to justify withholding planning permission. I conclude that the appeal should be allowed.

Conditions

14. The Council has not suggested any conditions, other than the standard condition imposing a time limit for commencement. I agree that no other conditions are necessary.

Harold Stephens

INSPECTOR



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APPENDIX 2

HERITAGEGATEWAY

Login | Register

Site Map
Text size: A A A

< Back to The National Heritage List for England Results
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List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: TOWN HALL AND MARKET HALL WITH ATTACHED RAILINGS AND PIERS

List Entry Number: 1384269

Location

TOWN HALL AND MARKET HALL WITH ATTACHED RAILINGS AND PIERS, 5-23, HIGH STREET WEST

The building may lie within the boundary of more than one authority.

County: Derbyshire
District: High Peak
District Type: District Authority
Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 04-Dec-1958

Date of most recent amendment: 22-May-2000

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 484703

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

GLOSSOP

SK0394 HIGH STREET WEST
921-1/10/16 (South side)
04/12/58 Nos.5-23 (Odd)
Town Hall and Market Hall, with
attached railings and piers
(Formerly Listed as:
HIGH STREET WEST
(South side)
Town Hall with Market Hall,
Municipal Buildings and Nos.5-23
(odd))

GV II

Town hall, market hall and municipal buildings, 1838, 1845, 1897 and 1923. By Weightman and Hadfield for the 12th Duke of Norfolk. Ashlar millstone grit with ashlar dressings. Panelled stacks and slate roof.
STYLE: Classical.
PLAN: T-plan.
EXTERIOR: 2 storey. North front has 25 windows arranged 3:8:1:5:1:8:2. Central, taller town hall block has 7 windows arranged 1:5:1. Ground floor has vermiculated rustication and central 5 bay open arcade with round arches and Tuscan Doric columns, flanked by single doorways with double doors and moulded ashlar surrounds and bracketed hoods. Above 5 round headed sashes with margin light glazing and bracketed cornice, flanked by single similar windows with glazing bar casements. Above square clock turret, 1897, topped with circular cupola. Side wings, have 4 shops to each side mostly with C20 shop fronts, Nos 7 and 17 retain original shop fronts with console brackets and fascia boards, above 2 windows to each shop divided by plain pilasters. End block to right 2 windows and 3 storeys with curved corner, with 2 shops divided by plain pilasters that continue to upper floors.
Municipal offices, south front, has 11 windows arranged 3:5:3. Recessed 5 window centre has central doorway with overlight and single flanking sashes set back behind 2 Tuscan Doric columns in antis with single flanking sashes between similar pilasters. Above 5 sashes topped by parapet with Vitruvian scroll motif stepped to ends. Projecting 3 window gabled wings with overhanging eaves and rusticated vermiculated quoins. Central 2 storey panels with rusticated vermiculated surrounds and paired sashes to each floor, either side single sashes to each floor. All windows have glazing bar sashes.
Left and right returns have 2 storey 6 and 4 window facades and beyond 7 tall round headed windows to market hall, central opening to left return has tall rusticated vermiculated door surround.
INTERIOR: not inspected.
SUBSIDIARY FEATURES: included in this listing are the iron railings and boundary piers to the Market Ground.
The original Town Hall design included lock-up prison with 4 cells.
(The Buildings of England: Pevsner N: Derbyshire: Harmondsworth: 1953-1986: 219; Hadfield Cawkwell Davidson (Architects): 150 Years of Architects Drawings- Hadfield: Sheffield: 1834-1984).

Listing NGR: SK0343494021

Selected Sources

1. **Book Reference** - *Author:* Hadfield Cawkwell and Davidson - *Title:* 150 Years of Architectural Drawing - *Date:* 1984
2. **Article Reference** - *Author:* N Pevsner - *Title:* Derbyshire - *Date:* 1953-1986 - *Journal Title:* The Buildings of England - *Page References:* 219

Map

National Grid Reference: SK 03434 94021

The below map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - 1384269.pdf



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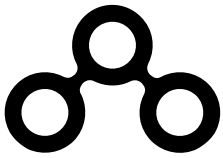

Steven Abbott Associates LLP

Chartered Town Planners

APPENDIX 3



Existing signage and shop front



Rear elevation



Existing street scene along High Street West



Rear access into 7 High Street West



Front elevation