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Hollin Cross Lane, Glossop

Development of Supported Living Accommodation for St Christopher's Trust with residential development

Planning and Heritage Statement

Prepared for: St Christopher's Trust

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1. Introduction

- 1.1 This Planning and Heritage Statement has been prepared on behalf of St Christopher's Trust to accompany a planning application for the redevelopment of their site at Hollin Cross Lane in Glossop to provide supported living accommodation and residential development.
- 1.2 This statement follows on from St Christopher's Trust's earlier planning application, submitted in June 2013, which sought the demolition of Redcourt and redevelopment of the site in its entirety. This application was withdrawn to address design and layout issues and to reassess whether Redcourt could be retained in a scheme which is viable to deliver the Trust's new supported living accommodation.
- 1.3 This statement should be read alongside the following technical reports that accompany the submission, including:
- Design and Access Statement;
 - Affordable Housing / Viability Statement;
 - Transport Statement;
 - Aborigicultural Impact Assessment & Method Statement;
 - Tree Survey;
 - Ecology Reports (bats and reptile surveys).
 - Flood Risk
- 1.4 This statement examines the planning policy and heritage issues that are applicable to the consideration of this application, which lies within the St James Conservation Area. It also seeks to address the relevant policy outlined within the National Planning Policy Framework (NPPF) in relation to *'Conserving and enhancing the historic environment'*, Section 12 Paragraphs 126-141.
- 1.5 In accordance with the NPPF paragraph 128, this statement includes a significance assessment which analyses and presents the heritage value of the application site in respect of proximity to statutorily listed heritage assets (St James Church) and position within the St James Conservation Area.
- 1.6 Government advice is that the level of detail when considering planning applications should be 'proportionate' to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. In this case, the specific buildings to be redeveloped are not Listed Buildings, nor do they lie within the curtilage of any Listed buildings nor are they identified on any non-statutory local list of heritage buildings. However, they do lie within the Conservation Area and as a designated heritage asset, an assessment of the impact of the proposals on this asset is therefore required.

2. The Proposed Development

Background to the proposals

- 2.1 St. Christopher's Trust is a registered charity (reference 527036) that provides care, accommodation and support to people with learning difficulties. The Trust has operated from its base at Hollin Cross Lane since 1954 and today offers domiciliary care, supported living and residential care.
- 2.2 The Trust provides residential care to adults at Hollin Cross Lane and provides domiciliary care for its service users in 8 houses within the community in the Glossop and Buxton areas. The Trust also provides rented housing for adults with learning difficulties.
- 2.3 The philosophy is to ensure that all residents and service users should receive the necessary care, guidance, support and training to enable them to reach their full potential and to lead as normal a life as possible.
- 2.4 The Trust is committed to providing the best possible care and support so as to achieve optimum outcomes for its residents and service users. The Trust is constantly working to raise standards and improve quality. Their mission is:
- 'To provide accommodation and person centred support to adults with learning disabilities, enabling each individual to exercise choice, to actively participate in the community and lead fulfilling lives.'*
- 2.5 The Trust is seeking to provide supported living apartments in a new purpose designed facility to cater for existing residents, with the ability to expand in the future. The existing buildings at Hollin Cross Lane are increasingly outdated and there are increasing costs of providing care for the Trust's residents in multiple buildings that are of an age that no longer offers the space and facilities that people and care organisations expect today. The Trust wants to stay at Hollin Cross Lane and in order to do so they need to build a new facility to relocate their existing residents and to provide room for expansion to allow them to take new residents in the future.

The proposal

- 2.6 This proposal involves the redevelopment of the majority of the existing buildings within the site in order to construct the supported living accommodation with associated parking and offices for the Trust.
- 2.7 In order to deliver this important project market housing is also included within the proposal and a total of 22 new dwellings are proposed, including 18 new build homes and 4 townhouses through the retention and conversion of Redcourt.
- 2.8 The details of the development proposals are set out in the Design and Access Statement, however a summary of the relevant planning and heritage issues that have been considered in the assessment of the development's impact within this statement include:

- In terms of the principle of development, the site constitutes a previously developed site within the defined urban area of Glossop, where residential development is deemed acceptable.
- The site lies within the St James Conservation Area, which was designated in 1994. The boundary of the Conservation Area includes the extent of the application site, with its southern boundary being formed by the river Long Clough Brook.
- The majority of the buildings on site date from the 1950s and 1960s, with the exception of Redcourt (also known as Devonshire House), which was constructed in the period between 1899 and 1921.
- Redcourt has been extended since its construction and has been the subject of significant alterations as it was adapted for its residents from the 1950's onwards.
- No buildings within the site (including Redcourt) are subject to formal statutory or non-statutory designations.
- The site is also covered by a group Tree Preservation Order (TP061).

2.9 The impact of the proposed development on trees and on the ecological interests are assessed separately in the tree surveys and ecological reports that accompany this application.

2.10 A separate Transport Statement has also been submitted as part of this planning application to demonstrate the impact of the development on the surrounding transport network.

Pre Application Consultation

2.11 Both the withdrawn and revised proposals have been the subject of extensive pre-application discussions with Planning and Conservation Officers at High Peak Borough Council over the last 18 months as well as local community consultation undertaken in April 2013. The details of which are set out in the Statement of Community Involvement that accompanies this application.

2.12 As part of the initial pre-application discussions, on the now withdrawn scheme, officers highlighted the following:

- The principle of retaining St Christopher's Trust and the services it provides at Hollin Cross Lane is widely supported.
- The proposal to provide a care home with residential development is also supported, subject to addressing the following;
- The demolition of buildings within a Conservation Area and providing a reasoned justification for the removal of Redcourt as an important building within it is required.
- Affordable housing provision is required, or in the absence of such provision, a statement to explain why council targets cannot be met.
- The need to provide a suitable layout that takes on board the constraints of the trees on site and minimises tree removal is required.
- The application should examines highway access issues.
- Above all, the layout must preserve or enhance the Conservation Area.

- 2.13 During the 2013 application process, concerns were raised regarding the loss of Redcourt and the applicant was asked to reassess the viability of a scheme which included the retention of this building. The viability appraisals highlighted, that through conversion to townhouses (as opposed to apartments) and improved market conditions and finance availability, a scheme which looked at the retention of Redcourt could potentially be viable. However, the work undertaken to date has been based on using broad assumptions on the costs of conversion of the building and detailed costs have not been quantified at present. There are also some reservations about whether the building would be attractive to a developer for conversion and the market is untested in this respect. However, in recognition that the Council wishes to see Redcourt retained, the Trust has resolved to proceed with a planning application that has Redcourt and its conversion as an integral part of a revised proposal.
- 2.14 As part of the revised scheme, further pre-application discussions have been held on the 9th January 2014 with High Peak Borough Council, where the following points were discussed:
- The revised scheme was, overall, regarded in a very positive light, with the retention of Redcourt particularly welcomed.
 - General comments regarding the layout and design of the new build housing, including positioning next to existing and proposed buildings and house types and scale.
 - Support for the revised design of the supported living unit, with the potential to look at increasing the glazing to the rear of the property.
 - Consideration of using heads and cill detailing to the windows of the properties and suggestions regarding the materials used in the housing construction.
 - Review the orientation of the single story office to ensure it respects the style and character of the adjacent apartments.
 - Further information required to determine impact on trees within the site.
- 2.15 Since these discussions, the scheme has been through a number of design iterations which have been discussed with the Council to ensure that all outstanding concerns have been addressed prior to submission.

3. Heritage Assets

- 3.1 The Historic Environment Record for Derbyshire has been consulted and this is enclosed as Appendix 1. This confirms that the site lies within the boundary of the St James Conservation Area and that there are 3 statutory Listed Buildings within 250m of the site. The HER also confirms the existence of a Roman Road running through Glossop within 500 metres although the route appears unconfirmed.

History of the existing site

- 3.2 A review of the historical maps for the site indicate that the application site was a green field site until 'Red Court' appears on plans for the first time in 1921. On this map it is clearly identified as a large building sitting in extensive grounds. There is a row of buildings lying on the boundary of the site to the rear of houses 1-7 on Hollin Cross Lane. Extracts from historic maps are as follows:



1899 Pre WWII 1:10560 (Source: Town Maps Glossop)



1921-Pre WWII 1:2500 (Source: Town Maps Glossop)



1969 (Source: Town Maps Glossop)

- 3.3 A review of historical references for the site have found a single entry in *'Kelly's Derbyshire Directory of entries for the ancient area of Glossop'*. In 1932 a Mr Josiah Jackson is listed as a 'private resident' of Redcourt Hollin Cross Lane. There is no record for Redcourt or for Mr Jackson in the earlier 1912 Kelly's directory. A search of census data indicates he was born in 1880 and would have been 52 at the time of residing at Redcourt in 1932 and we can only assume he was the owner and he may have been responsible for having Redcourt built sometime between 1899 and it first appearing on the historical maps in 1921. It is reasonable to assume that Redcourt was constructed as a private villa.
- 3.4 The research undertaken has not uncovered any history of the building's construction or of the individual himself. Records from the London Gazette indicate he died in 1941 and was last residing at Redcourt on his death. (Appendix 2).
- 3.5 In 1954 when St Christopher's purchased the site the site was unchanged and it was following the purchase of the site by the Trust that the more modern extensions and buildings were added over the years until it became the complex as it exists today.
- 3.6 In their response to the original (now withdrawn) application, the Glossop & District Heritage Trust noted the following of Redcourt:
- 'Our understanding is that Dr Ralph Bennett-Sidebottom, who lived and practiced at Hollincross House, built Redcourt on the fields opposite on his retirement in 1900-01. Later, he and his wife Alice moved to Hertfordshire and Redcourt was occupied by his father-in-law Sir Edward Partington, later Lord Doverdale....Some time after 1928 the house was bought by Josiah Jackson and it was then brought by FJ Sumner Ltd as a hostel for refugees working at Wren Nest Mill and in 1953 it came into the hands of St Christopher's Trust.*
- In addition to the connection with Sir Edward Partington, Redcourt is significant as the last house of its size to be built in this area, and the only one to be built in brick'*
- 3.7 This provides further insight into the history of Redcourt, and confirms original assumptions and details undertaken as part of the original heritage research.

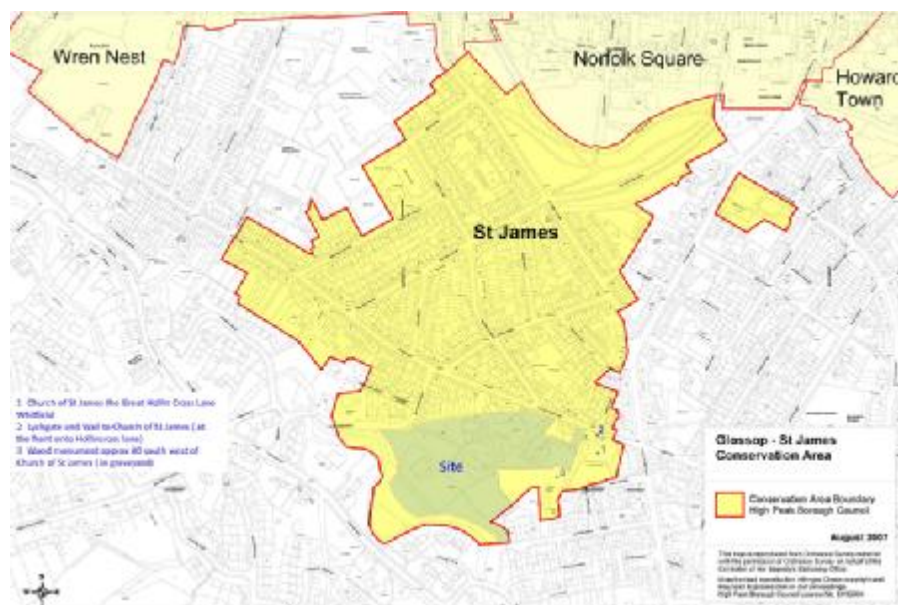
Listed Buildings

- 3.8 The Historic Environment Record for Derbyshire confirms there are no Listed buildings within the application site. St James Church is a Grade II Listed Building lying within the immediate vicinity of the application site. There are two additional entries for the walls and kissing gate and a wooden monument within the Churchyard which are listed separately as Grade II. Details and locations of the Listed Buildings are located within the table and on the plan below.
- 3.9 The Listed Buildings represent 'designated heritage assets' in the terms of the NPPF and are subject to the legislative provisions of the Planning (Listed Buildings & Conservation Areas) Act 1990 and Section 12 of the NPPF. So, too are any other structures dating prior to 1st July 1948 and are deemed to fall within the curtilage of the listed building/s.
- 3.10 The Church and its graveyard are located on the sites' eastern boundary and the graveyard and these will be Listed by virtue of it being curtilage to the Church. A consideration of the impact on the setting of these heritage assets is required. The description from the Statutory List is noted in the table below:

No. on map	Listed Building Name/Address	Listing no. (English Heritage)	UID	Grade
1	Church of St James the Great Hollin Cross Lane Whitfield	1384276	484710	II
2	Lychgate and Wall to Church of St James	1384277	484711	II
3	Wooden monument approx 40 south west of Church of St James	1384278	484712	II

St James Conservation Area

- 3.11 The following plan identifies the site within the Conservation Area and identifies the Heritage Assets in the vicinity:



- 3.12 The application site itself is not a designated heritage asset, but given that it lies within a Conservation Area an assessment is required to consider whether the site and the buildings in this location make a contribution towards the significance of the Conservation Area. It is also necessary to consider any impact the proposals would have on its setting.

St James, Glossop Conservation Area Character Statement (1996)

- 3.13 The site is identified in 'Area 3: *St James Church/Redcourt*' within the St James Conservation Area Statement where it states that the area is dominated by two important buildings, St James Church and Redcourt which are situated within their own grounds and form an important boundary to the south of the Conservation Area. Redcourt sits within large mature formal gardens, in which a number of modern buildings have been added. The landscape comprises mature trees and informal grassed areas interspersed with more formal grassed layouts. The statement notes Redcourt has been extensively altered and extended and the whole of the building has been painted.

Existing character of the Conservation Area

- 3.14 Photographs are contained in the Design and Access Statement to highlight the character of the existing buildings within the Conservation Area. It is clear that there are two distinct elements to the existing character:
- i) The northern area comprising rows of terraced street-lined stone cottages interspersed with larger terraced and semi-detached stone properties with small front gardens contained by low stone boundary walls. The architectural features of these buildings tend to have a simple elevational treatment and Chimneys are a feature together with stone lintels and cills. The doorways tend to be recessed and set in stone surrounds that in some places are ornate archways (Pikes Lane) or in a more traditional stone with some adornment. The existing features provides an attractive symmetry to the street frontages in this area.
 - ii) In the south eastern area where the application lies the character of buildings is rather different. There are religious and institutional uses comprise St James Church, the churchyard and its vicarage together with Redcourt. These are individual buildings of substantial size and scale but they are not typical of the majority of the properties in the Conservation Area.

- 3.15 The predominant materials in the Conservation Area as a whole are stone with slate roofs, although it is noted there is some render and painted stonework on occasion.

- 3.16 In respect of the contribution of trees and planting to the Conservation Area, we have found that the tight knit arrangement of buildings in the Conservation Area means that trees are not a typical feature of the street scene. Indeed they are only dominant in the areas where spaces are created by the larger religious and institutional buildings and their church yards (St James Church and St Mary's Catholic Church).

Setting

- 3.17 The topography of Glossop and the relationship between the buildings, spaces and the landform are the key components of its setting. For the St James Area this is characterised by tight knit buildings and narrow street pattern with stone terraced properties in a grid like pattern.

- 3.18 On Hollin Cross Lane and Pikes Lane the setting is really a mix between the stone properties with their small front gardens and occasional larger stone villas on Slatelands Road and then the more open setting to the east formed by the Church, its graveyard and vicarage. Trees

are not generally a feature of the area until you reach the application site which provides a tree lined frontage and a 'green gap' in the tightly defined streetscape at the site entrance on Hollincross Lane.

The existing contribution of the application site to the character and setting of the Conservation Area

- 3.19 As noted above the general absence of trees in the Conservation Area means that the existing trees that lie around the perimeter of the sites boundaries' which can be viewed from the roads surrounding the site; Hollincross Lane, Slatelands Road Turnlee Road and Ashton Street all contribute towards both the character and setting of the Conservation Area. There is no doubt that they provide a mature landscape element in the street scene. However, the same trees on the boundary also screen the application site from any significant long range views either into or out of the Conservation Area at these points. This is also true given the topography as there is a significant change of levels within the site as it drops down to Long Clough Brook.
- 3.20 Views into the site from the Conservation Area are therefore limited to those gained from Hollin Cross Lane and Slatelands Road. It is also clear from the photographs in the Design and Access statement that these views are limited and filtered between the trees which lie around the boundaries.
- 3.21 From Hollin Cross Lane it is the red colour of Redcourt with its white paintwork that impresses upon the filtered views, not in our opinion any particular architectural quality or features of the building itself. One gains the impression of a large institutional building lying at the head of a driveway with a mature landscape setting in the foreground at its entrance from Hollin Cross Lane, which is visible through the railings on the sites' frontage. The later unsympathetic extensions to Redcourt dominate and this is visible together with Devonshire House and its conservatory to the front of the building.
- 3.22 There is an access and driveway into the site from Slatelands Road and the views into the site from this road, between the brick pillars at the entrance are of mature trees and again glimpses of the landscaped setting of the site beyond.
- 3.23 Within the site the existing built development with its car parks and service roads is contained in gaps between the trees and these spaces form intimate areas within the site. Along the sites southern boundary there is a more densely planted woodland with a steep embankment to the Brook.

4. Relevant Planning History

- 4.1 St Christopher's Trust submitted an application to redevelop the site in July 2013. The proposals included the redevelopment of the site to provide a new supported living unit (Use Class C2) and 21 dwellings (Use Class C3) together with access, parking and landscaping. To achieve this, the proposals sought the demolition of all buildings within the application site, including Redcourt, to facilitate the provision of new build dwellings.
- 4.2 The application was withdrawn as there were concerns regarding the demolition of Redcourt and the scheme viability reassessed to include the retention of conversion of this building.
- 4.3 Aside this, there is no relevant planning history to this proposal. The sites' planning history from 1984 is included as Appendix 3. Pre-application enquiries commenced with officers of planning and conservation in September 2012 and February- May 2013. A community consultation day was held in April 2013 to display initial plans to the public and this is considered in further detail in the Statement of Community Involvement that accompanies this application, including a review of the plans that took place to accommodate local residents concerns.

5. Planning Policy Considerations

- 5.1 In this section of the statement, detailed consideration is given to the planning policy context in which any planning application must be determined in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004. This requires planning decisions to be made in accordance with the Development Plan unless material considerations indicate otherwise. The publication of the National Planning Policy Framework (NPPF) in March 2012 is a material consideration in the assessment of this proposal.
- 5.2 In summary, the relevant policies identify the application site lying within the urban area of Glossop and within the Conservation Area boundary.

National Planning Policy Framework (NPPF)

- 5.3 The NPPF contains at its heart a presumption in favour of sustainable development that is described as a 'golden thread running through both plan-making and decision-taking' and is to be considered as a material consideration in determining all planning applications. The NPPF defines sustainable development as comprising an economic role, a social role and an environmental role and specifically seeks to ensure that sufficient land and buildings of the right type and in the right places are available at the right time. In other words, flexibility is key.
- 5.4 The NPPF does not alter the statutory approach to decision-making that is set out in section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990. Decisions must be taken in accordance with the provisions of the Development Plan for the area unless material considerations indicate otherwise.
- 5.5 The NPPF sets out 12 Core Planning Principles, many of which relate to this proposal. The advice is that planning should;
- *Be a creative exercise in finding ways to enhance and improve the places in which people live their lives;*
 - *Proactively drive and support economic development to deliver the homes, business and industrial units, infrastructure and thriving places that the country needs;*
 - *Always seek to secure high quality design and secure good standard of amenity for all occupants of land and buildings;*
 - *Encourage effective reuse of land by reusing land that has been previously developed;*
 - *Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations; and*
 - *Take account of and support local strategies to improve health, social and cultural well-being.*
- 5.6 Section 12 deals specifically with conserving and enhancing the historic environment, where emphasis is placed on conserving and enhancing the significance of heritage assets.
- 5.7 To assist in decision making, in paragraph 128, the NPPF requires developers to identify any heritage assets which may be impacted by a proposed development and describe its significance, including any contribution to that significance that may be made by the asset's setting. The level of detail should be proportionate to asset's significance and should allow the planning authority to understand potential impacts to that significance.

5.4 Paragraph 131 of the NPPF confirms 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 the conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- *The desirability of new development making a positive contribution to local character and distinctiveness.*

5.8 Paragraph 132 advises that when considering the impact of a proposed development on the significance of a heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting.

5.9 From this advice it is clear that the test for this proposal is whether the redevelopment of existing buildings lying within the conservation area and close to Listed Buildings is likely to result in any harm to the significance of these heritage assets. This assessment is considered at Section 6 below.

Statutory Development Plan

5.10 As set out above, Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that any planning application must be determined in accordance with the Development Plan unless material considerations indicate otherwise. It is therefore important to establish the various elements of the Development Plan and the resulting weight that should be attached to the policies contained therein. The Development Plan for High Peak comprises:

- High Peak Local Plan Saved Policies Document (2008)

5.11 The following is a summary of the Development Plan policies contained in the High Peak Local Plan which remain relevant to a consideration of this application:

Policy	Text	Commentary
GD1	Built up area boundaries This policy confirms the built-up areas will provide the main focus for development and Glossop is identified and on the proposals map.	Development lies within the built up boundary of Glossop.
GD4	Character form and design Policy supports development providing 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.	The DAS sets out how the proposed design and materials will be sympathetic to its location and character of the area through the use of stone and typical features.
GD5	Amenity Confirms permission will be granted providing It will not create unacceptable loss of, nor suffer from unacceptable levels of, privacy or	Following issues of overlooking and the proximity of dwellings to the rear of properties on Hollin Cross Lane raised during the previous submission the

	<p>general amenity, particularly as a result of: overlooking; loss of daylight and sunlight; overbearing effects of development; air, water, noise, light and other pollution; risk from hazardous substances and processes; traffic safety and generation.</p>	<p>scheme has been revised to move dwellings further away. There would be no unacceptable loss of privacy or loss of general amenity and a minimum of 12m between secondary windows.</p>
GD6	<p>Landscaping Planning Permission will be granted for development provided that: where appropriate, it will contain a high standard of hard and/or soft landscape treatment; in keeping with the character of the area, including the integration of existing features;and the use of native species suitable to the location.</p>	<p>The proposed development respects the significant tree cover in this area and the new development is placed in the natural gaps between trees. This enables a development to be created within a mature landscape setting.</p>
GD7	<p>Crime Prevention Design and layout needs to secure a safe environment and minimise crime</p>	<p>The proposed layout creates natural surveillance for the houses. The supported living facility and its surroundings creates a safe and secure environment for its residents.</p>
OC10	<p>Trees and Woodland Planning Permission will be granted for development, provided that:</p> <p>it will not result in the loss of, or materially injure the health of, a woodland (in whole or in part) or other significant individual, group or area of trees, unless required in the interests of safety, good tree management or a wider scheme of conservation and enhancement; or</p> <p>exceptionally, where loss or injury is accepted, adequate replacement planting, in terms of numbers, species, planting density and location, will be provided as part of the development</p>	<p>The proposed layout seeks to respect root protection zones to ensure that trees can be retained within the development site wherever possible.</p> <p>Where there are trees that are proposed to be removed these are limited in the main to trees within the middle of the site that do not contribute to the wider amenity of the CA.</p> <p>The footway has been amended at the site access to ensure the mature specimens on the site frontage are retained.</p>
BC1	<p>External materials -Planning Permission will be granted for development, provided that:</p> <p>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 In particular, natural facing materials will be required in locations conspicuous from public viewpoints within:</p> <p>areas conspicuous from the peak district national park and in conservation areas and their settings</p>	<p>The development creates distinct character areas with materials that reflect those found within the Conservation Area, such as brick, stone and slate.</p> <p>The proposed elevations and materials have been revised from those displayed at the community event following comments requiring the use of natural materials.</p>

<p>BC5</p>	<p>Conservation Areas and their Settings</p> <p>Within Conservation Areas and their settings planning permission will be granted for development provided that:</p> <p>the use, siting, scale, detailed design, external appearance and landscape treatment of the development will preserve or enhance the special architectural or historic character;</p> <p>or appearance of the area; and</p> <p>important buildings, open spaces, views, trees, walls and other natural and man-made features which positively contribute to the special architectural or historic character or appearance of the area will be protected from harmful development.</p>	<p>The DAS seeks to address policy BC5 in detail to set out how the development will enhance the Conservation Area.</p> <p>The development will remove unsightly buildings, convert Redcourt and create new buildings in an existing landscape environment thereby enhancing the Conservation Area and its setting.</p>
<p>BC6</p>	<p>Demolition within Conservation Areas</p> <p>Planning Permission will not be granted for development in a Conservation Area which includes demolition of the whole or a substantial part of a building or structure, unless:</p> <p>the demolition will not harm the special architectural or historic character or appearance of the Conservation Area; or</p> <p>the building or structure to be demolished does not make a positive contribution to the special architectural or historic character or appearance of the area; or</p> <p>the state of structural repair of the building or structure is such that it is incapable of reasonable and economic re-use; or</p> <p>redevelopment will produce substantial benefits for the community which would materially outweigh the loss resulting from demolition; and</p> <p>there are detailed plans approved and contracts made to redevelop or otherwise environmentally improve the site</p>	<p>The majority of the buildings and extensions within the site are those constructed in the 1950's and 1960's. These buildings have no architectural merit and make no contribution to the Conservation Area or its setting and their removal will enhance the Conservation Area.</p> <p>In respect of Redcourt, this is the oldest building on site which has been significantly modified since construction circa 1912-1921. The proposals seek to remove the modifications and porch and restore the building to its original form, which will not only bring a redundant building back into use, but further improve the conservation area through its enhanced appearance.</p>
<p>BC8</p>	<p>Settings of Listed Building</p> <p>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.</p>	<p>This statement explores the setting of the Listed Buildings and there is nothing to suggest the setting of St James Church a Grade II Listed Building would be harmed by the proposed development. The removal of poor quality buildings on site and conversion of Redcourt will only go to enhance the setting of the Listed Buildings</p>

H1	<p>Housing provision</p> <p>The policy confirms planning permission will be given for new housing, giving priority to the redevelopment of previously developed land in built up areas</p>	The development accords with H1
H5	<p>Housing within the built up area boundaries - confirms</p> <p>Planning Permission will be granted for residential development, including the renewal of on previously developed land within the Built-Up Area Boundary, provided that:</p> <p>a significant source of local employment would not be lost, unless its continued use would be inappropriate; and</p> <p>the development will not unduly prejudice the continuation of an appropriate existing or proposed adjoining land use</p>	The development accords with policy H5
H9	<p>Affordable housing</p> <p>this confirms the Council will negotiate with developers to ensure the provision of a proportion of affordable housing for local needs in new residential development schemes</p>	Affordable housing is triggered by the size of the site and number of units. A viability statement is included to demonstrate that it is not feasible to deliver Affordable Housing together with the new supported living facility.
H11	<p>Layout and design of residential development-</p> <p>Planning Permission will be granted for residential development, provided that it will:</p> <p>incorporate good design that reflects its setting and local distinctiveness; and make efficient use of available land; and</p> <p>promote safe and accessible living environments which include a mix of housing types and sizes; and protect amenity</p>	The proposed development accords with H11 as it makes an effective reuse of land in the urban area. The development provides a mix of housing types and protects amenity in accordance with Council standards.
H12	<p>Public open space</p> <p>Planning Permission will be granted for residential development, provided that:</p> <p>the development will provide or have access to sufficient area(s) of public open space to adequately serve residents of the site.</p>	The development accommodates housing in substantial gardens providing for the proposed residents in accordance with Council standards.
CF5	<p>Residential care facilities</p> <p>Planning Permission will be granted for residential care facilities, including nursing homes, children's homes, rest homes and hospices, provided that:</p>	The development is supported by policy CF5. The proposed new supported living facility will provide plenty of external space for residents.

	the development will be readily accessible by public and private transport, cyclists and pedestrians; and the development will provide reasonable levels of external amenity space for its residents	
TR1	<p>Transport implications of new development</p> <p>Planning Permission will be granted for new development provided that it seeks to:</p> <p>reduce the need to travel; widen transport choice for people and goods; and integrate transport and land use</p>	The site provides an accessible location for residential development.
TR5	<p>Access parking and design</p> <p>Planning Permission will be granted for development, provided that:</p> <p>it will make safe and appropriate provision for access and egress by pedestrians, cyclists, public transport users and the private car. it includes a high standard of design and layout having regard to the parking, access, manoeuvring, servicing and highway guidelines</p>	Highway improvements are set out in the Transport Statement this will provide an improvement over the existing situation and sufficient on site parking is identified for the proposed uses in accordance with Council standards.

- 5.12 This brief review demonstrates that this development accords with the provisions of the Development Plan.
- 5.13 The National Planning Policy Framework advises that where development proposals accord with the development plan they should be taken ‘without delay’ and where the development plan is absent, silent or relevant policies are out of date, granting permission unless
- *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the framework taken as a whole; or*
 - *specific policies in the framework indicate development should be restricted.’*
- 5.14 There is nothing in the NPPF which suggests that this development, which meets a range of housing needs for Glossop, should be restricted.

Other material considerations

- 5.15 Alongside the positive advice contained within the NPPF, which supports the provision of housing and re-using previously developed land, the Council has a number of supplementary planning documents which are capable of being material considerations where appropriate. In addition the Council's emerging Local Plan policy framework is currently under production.
- 5.16 The following are relevant in the consideration of this application:
- Glossop Conservation Area Character Appraisal SPD (2006)
 - Residential Design Guide SPD (2005)
 - Planning Obligations SPD (2005)
 - High Peak Interim Housing Policy Statement (2009)

- Glossop Design and Place Making Strategy SPD (2011)
- Emerging High Peak Local Plan

Glossop Conservation Area Character Appraisal (2006)

- 5.17 This document provides an analysis to inform the continued development of the town whilst preserving those aspects that make it special. It seeks to identify the particular qualities and character of the area as well as the features detracting from its appeal. The document is an appraisal for all four Conservation Areas and it confirms the St James Conservation Area was first designated in 1994.
- 5.18 The document highlights the evolution of the town and the importance of the various mill buildings in this evolution. The wide range of churches and chapels are highlighted as an important part of the social history and townscape.
- 5.19 In respect of residential development the appraisal states that housing that was developed for the mill workers, was closest to the town centre, where the terraced properties dominate. Larger properties developed on the hillsides to the north and south, away from the hustle and bustle of the town, are likely to be indicative of those that were higher up the social order of the day.
- 5.20 In terms of the predominant materials in the Conservation Area are Gritstone and blue slate. Mill stone grit with its 'golden hue' contributes significantly to the character of the town.
- 5.21 The appraisal makes no specific reference to any particular buildings that contribute towards the character in the St James Conservation Area.

Residential Design Guide (2005)

- 5.22 This document seeks to expand on the Local Plan design policies and provide practical guidance to secure high quality residential design within the Borough. It is useful in setting out the typical character of the area and particularly the design features that predominate in the mill workers terraced cottages which are a highlighted feature of Glossop. The Design and Access statement considers the design guidance in further detail.

Planning Obligations SPD (2005)

- 5.23 This Supplementary Planning Document (SPD) provides non-statutory planning guidance, which supplements the policies of the development plan and is a material consideration in the determination of planning applications.
- 5.24 The document confirms that the use of obligations will vary depending on the type of development proposed. It may be necessary to take account of the viability of a scheme when considering the extent and nature of the obligation. It confirms the Council do not wish to prevent the development of sites within the Borough by seeking obligations, which would render a proposal unviable financially.
- 5.25 Viability is a highly relevant consideration of this application for St Christopher's Trust. The Trust need to build a new supported living facility for their residents and the only way to do so is by generating income through residential development on part of the site. The project is finely balanced and it cannot sustain affordable housing alongside the costs of construction of the new facility and retain Redcourt. Further information is set out in the viability statement that accompanies this submission.

High Peak Interim Housing Policy Statement (2009)

- 5.26 The interim housing statement issued in 2009 introduced a policy of restraint on housing development at a time when the Council had exceeded its housing targets. We note this

document is to be read alongside the saved policies of the Local Plan and further that the document allows the reuse of previously developed land to still come forward for development against a policy of restraint.

- 5.27 However, given that there is now a drive in the NPPF to 'boost significantly' the supply of housing, the Interim Planning Statement is now out of step with National Policy and can no longer be afforded any weight in the decision making process.

Glossop Design and Place Making Strategy (2011)

- 5.28 This document seeks to provide a clear vision for how Glossop's town centre will look as it starts to attract an increasing amount of development and regeneration activity and a set of design principles to guide and manage future changes in a positive way. Although the St James Conservation Area is identified within the document, including the Listed Church, it does not include any proposals for this area.

High Peak Local Plan – Preferred Options (February 2013)

- 5.29 The Council's emerging Local Plan document will, once adopted, provide the framework for development in the Borough to 2028. The Council issued a Preferred Options document earlier in 2013. As the document is still in draft and has been subject to objections, in accordance with NPPF advice it is not possible to accord any significant weight to the draft policies at present.
- 5.30 However, that being said we note that draft Policy S2 supports development in Glossop which is to be one of the Towns to be a focus of housing growth. This development therefore accords with emerging policy.
- 5.31 Draft Policy EQ6 seeks to safeguard and enhance the historic environment of the Borough and reflecting the advice in the NPPF requires development proposals to be informed by an assessment so as to minimise the impact on their significance. It confirms in accordance with paragraph 128 that this assessment should be proportionate to the assets' importance. This assessment is undertaken in the next section of this statement.

6. Planning Assessment

- 6.1 This section of the statement assesses in detail the various planning policy and technical considerations against which the development proposal should be considered. This section also considers the impact of the proposed development on the significance of the heritage assets in this location.

The principle of development

- 6.2 The principle of re-using previously developed land for housing within the urban area of Glossop is supported by both national and local policy and guidance. The development accords with the saved policies of the Development Plan contained in the High Peak Local Plan.

- 6.3 At paragraph 126 of the NPPF the advice is clear that LPAs should adopt a positive strategy for the conservation and enjoyment of the historic environment. In determining planning applications, paragraph 131 advises LPAs to take into account:

'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.'

- 6.4 Paragraph 132 confirms that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. It advises that significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting.

- 6.5 Where a proposal would lead to substantial harm to or total loss of significance of a designated heritage asset, LPAs should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

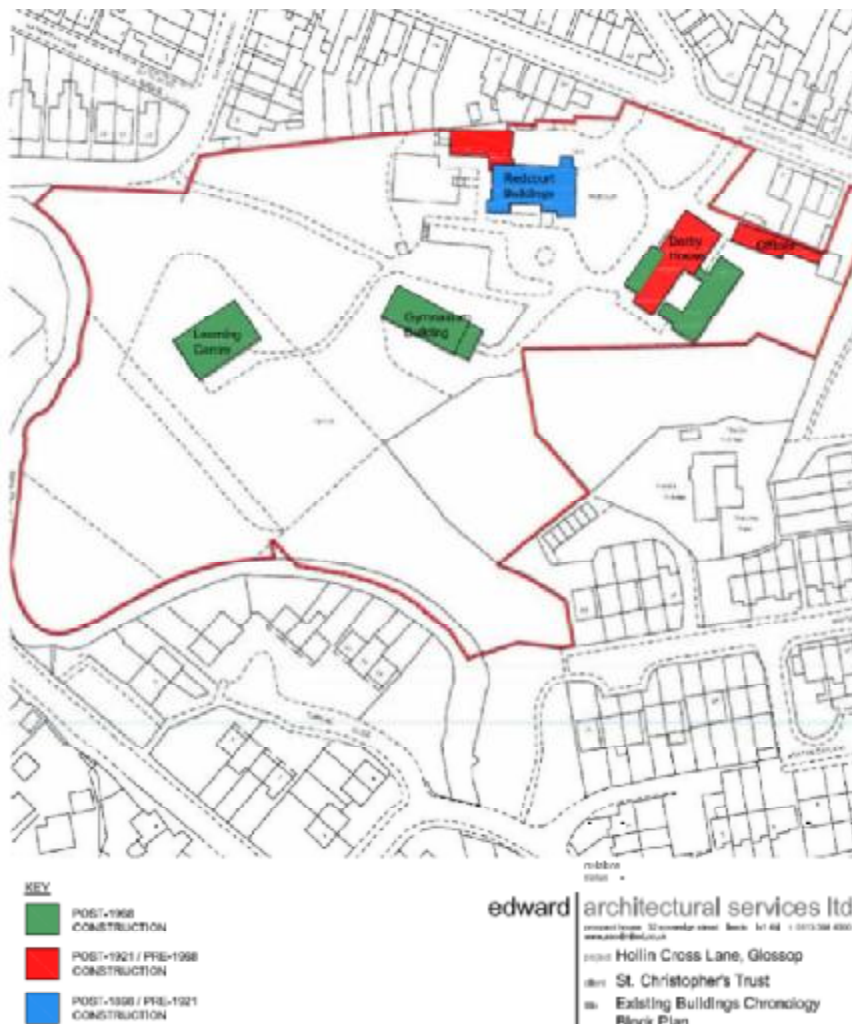
- 6.6 In this proposal the issues to be considered are:

- Whether the existing buildings on the application site contribute to the significance of the heritage asset which is the Conservation Area and,
- If they do so, whether the removal of the buildings would lead to substantial harm or to a loss of the significance of the St James Conservation Area or its setting.

- 6.7 A further consideration is then whether the new development would sustain and enhance the significance of the Conservation Area and whether they would make a positive contribution to local character and distinctiveness.

Assessment of Significance

- 6.8 The significance of the St James Conservation Area can be attributed to the importance that should be attached to the character of this particular part of Glossop and the setting of the buildings and spaces that lie between them. As set out earlier the character of the area contains two elements and the significance of the southern area, where the application site is situated, comprises the more spatial setting of buildings of substantial size sitting in landscaped grounds.
- 6.9 In other words the significance relates to the buildings and landform in this location as well as to the contribution that trees make to the significance of this setting.
- 6.10 The buildings on site were constructed at various times and this is illustrated on the below map. The buildings to be demolished as part of these proposals comprise, Derby House together with other buildings within the grounds comprising offices, a learning centre and gym. In addition, whilst this revised scheme seeks the retention of Redcourt, the later additions and modifications to the building will be removed.



- 6.11 None of the buildings on the application site are designated heritage assets in their own right and we note the Council does not have a heritage list of locally important buildings. In addition, none of the buildings are identified in the council's Conservation Area appraisal as forming significant buildings in the Conservation Area or important buildings in respect of its setting.

Derby House and other buildings on site

- 6.12 It has been accepted that no historical or architectural importance can be attached to the other buildings on site and that they are of no architectural merit.

Redcourt

- 6.13 Redcourt is identified as an important building located within the St James Conservation Area Character Statement (1996) and in terms of architectural importance, the Council's Conservation Officer described Redcourt at pre-application stage as *'Victorian 'tudorbethan' style with mullioned and transomed windows that has undergone extensive and inappropriate extensions overtime.'*
- 6.14 In addition, the Glossop & District Heritage Trust noted (in their response to the withdrawn application) that whilst they had no specific objection to the demolition of the building, *'it is of sufficient historical importance to justify a full photographic record.'*
- 6.15 Following consultation with Conservation Officers, the decision was taken to withdraw the previous scheme and resubmit a revised scheme retaining Redcourt to ensure that the Trust can progress with their proposals.
- 6.16 There is no doubt that Redcourt has lost much of its character due to the front and rear extensions, painted façade and disruptive internal alterations. The proposal seeks to reinstate the original character of the building through the removal of the more recent modifications and additions, which will improve the setting of the original building. There is little significance that can be attributed to these adaptations and their loss, as a result of the proposals would undoubtedly lead to an enhancement to the character of the Conservation Area.
- 6.17 The retention of Redcourt and its conversion is accommodated in a vertical split of the building which can be undertaken to respect the original form of the building and there is sufficient space around the building to accommodate gardens and parking areas. The building is therefore retained in its landscaped setting.

Trees and Planting

- 6.18 As outlined earlier, part of the character and therefore the significance of the Conservation Area has to be attributed to the trees and planting in this area, which is not typical of the Conservation Area, as a whole, except for the areas around the religious and institutional buildings where there is more space about the buildings.
- 6.19 There is no doubt that the existing tree cover that dominates the application site and in particular around the site boundary where there are views of the trees and their canopies contributes to the character and appearance of this part of the Conservation Area. It is an important part of the setting of Hollincross Lane and Slatelands Road.
- 6.20 Views into the site and therefore the Conservation Area from Turnlee Road and Turnlee Close and Ashton Street are limited to trees and in wider views just their canopies. There is dense planting on the embankment to Long Clough Brook which provides an important aspect to the setting of the site when viewed from the south.

Heritage Impact Assessment

6.21 In order to satisfy NPPF Paragraph 132, the proposed development should be assessed in terms of its potential impact or harm to the heritage asset/s or its/their setting. In this case the potential impacts are as follows, which are considered in turn below.

- Demolition of existing buildings within a Conservation Area that lie within close proximity to Listed Buildings and their setting.
- Removal of trees.
- The impact of new development on the conservation area and listed buildings and their setting and whether it sustains or enhances the Conservation Area.

Demolition within the Conservation Area

6.22 Government advice in paragraph 132 is that the significance of a heritage asset can be harmed or lost through alteration or destruction of the heritage asset or development within its setting.

6.23 The demolition of the existing 1960s buildings on the site will alter the setting of the site within the Conservation Area as buildings with little architectural merit are removed and replaced by new development with appropriately designed modern properties using local materials which we consider will result in a significant enhancement in this part of the CA. The proposed development will alter the setting of the wider Conservation Area to a much lesser extent. This impact is modest for the reason that the majority of the buildings are hidden from views either into or out of the Conservation Area. The views that exist are either side on or glimpsed views of Redcourt and Devonshire House from Hollin Cross Lane that are filtered through trees or glimpsed to the rear of other buildings on the Lane.

6.24 In assessing this impact and whether any harm caused by the loss of the buildings is substantial or less than substantial depends on whether the buildings themselves are important for reasons of architectural or historic merit or whether they make any significant contribution to the character of the Conservation Area. It also depends on the quality of the buildings that are replaced in this location and whether that development makes a positive contribution to the Conservation Area. In particular the built form, scale and position of the replacement buildings will be important to minimise the impact on the setting. There is the opportunity to utilise existing gaps between the trees where the buildings are located and at the same time retain the landscape setting of the site particularly to the site frontage that is important for the setting to the Conservation Area.

6.25 Through pre-application discussions it has been agreed with the council that the majority of the buildings constructed post 1968 are of little or no architectural merit. In this case it is clear that their removal offers the potential to enhance the setting of the Conservation Area providing what replaces it is of quality and that results in an improvement in this area.

6.26 The retention of Redcourt and the existing landscape setting of the site has been used as a focus to create a series of intimate character areas within the site and the removal of later modifications to the building itself will only improve the character and appearance of the Conservation Area.

Impact of demolition on Listed Buildings and their setting

6.27 The impact on the setting of the Listed Buildings is essentially any impact that demolition would have on the setting of St James Church, its wall and graveyard forming the curtilage to this property.

- 6.28 The proposal involves the removal of buildings dating from the 1950s – 1960s lying some 40 metres to the west of St James Church. It has been agreed that these buildings are not of architectural merit and as a result there is the opportunity for redevelopment of the site to enhance the setting of the Listed Buildings in this location. The design of new buildings will need to ensure that it respects the setting of the heritage interests. New buildings have been located away from the site boundaries and in this respect there is no impact on adjoining Listed Buildings.
- 6.29 We conclude that in terms of the NPPF assessment; the impact of demolition on the significance of the Listed Buildings and their setting that there would be no harm as a result of the proposal.

Removal of trees

- 6.30 As set out earlier part of the significance of this site to the character and appearance of this Conservation Area is from the contribution of the trees and the landscaped setting that is apparent from Hollin Cross Lane and Slatelands road and views from the south of the trees and their canopies.
- 6.31 The proposed development involves limited tree removal (two specimens within group G34) on the site frontage to enable the development. This is required for highway safety reasons. However the contribution that the frontage trees and landscaping make to the setting of the Conservation Area at the site entrance onto Hollin Cross Lane is retained.
- 6.32 The Arboricultural Impact Assessment considers the impact that development would have on the retained trees. From the start of the design process the position of the trees and the need to protect root protection zones have influenced site layout considerations. The development includes the removal of trees from within the central portion of the site to enable Redcourt to be retained and the site access to the supported living home to be provided at the southern end. In total 29 trees are required to be removed from a total of 221 trees. Replacement planting is proposed to balance this removal. However, there is a dense canopy of trees in this area and given that it is boundary trees to which importance should be attached, removal of some trees in the centre of the site can take place without causing any harm to the Conservation Area.

Impact of new development on the Conservation Area, including the setting of Listed Buildings

- 6.33 The proposed development makes a positive contribution to the Conservation Area in the following way;
- Materials: Using materials that are typical features in the Conservation Area with stone and slate.
 - Colours: to reflect the golden hue of the mill stone that is predominant in this area.
 - Boundary treatment: Retention of all existing perimeter trees and boundary treatment so that development has no adverse impact on the Conservation Area.
 - Architectural quality: The proposed development will not seek to replicate or mimic Redcourt as the community consultation highlighted that this was not a particularly well loved building. However, the design of the villas within the vicinity of Redcourt will use features such as steep gables to frontage, with window proportions and style that are complimentary to Redcourt.

6.34 A distinctive design solution has been developed for the site that respects trees and the series of intimate spaces that exist between the trees. 3 intimate areas have been developed to accommodate the residential development and each has a distinct different character and style as follows;

- Courtyard; A close knit rigid layout set around 2 sides of a shared courtyard and front yards with discreet parking arrangements
- Through Court; A walled courtyard to the front of Redcourt allowing through traffic via opposite terraces of houses.
- Open Glade; A looser lower density area to reflect the topography and setting within the mature trees.

6.35 The supported living accommodation is located in the southern part of the site in large landscaped grounds typical of the existing character of institutional buildings in large grounds.

- Form, scale and position: The supported living accommodation is 3 storeys and located in the lowest part of the site. The scale and height at is reflective of the scale and mass of the existing buildings on site, albeit in a different location. However, this new location makes best use of topography where the site drops some 11 metres from Hollin Cross Lane. The scale of this building set in large landscaped grounds is typical of the character and setting of this area therefore respecting this designation.
- Impact on Listed Buildings: Buildings are moved further away and therefore have no bearing on the Church or its curtilage.

7. Summary and Conclusions

- 7.1 This Planning and Heritage Statement has examined the planning policy considerations relevant to this proposal and identified the heritage value of the application site in relation to the designated heritage assets in accordance with national policy advice.
- 7.2 The proposal accords with national and local policy advice in respect of development within Conservation areas and the assessment demonstrates that this development would enhance the conservation area through the removal of inappropriate buildings and new development which is proposed to contribute towards local character and distinctiveness.
- 7.3 The Design and Access statement highlights that there are no adverse impacts arising from the development and in respect of the Heritage assets there is no harm arising from this proposal in respect of the setting of the Listed Buildings in proximity to the site. The development should therefore be supported.

Appendices
