

PN 6416 - GLOSSOP

HERITAGE STATEMENT

TO ACCOMPANY

APPLICATION FOR

PLANNING CONSENT &
LISTED BUILDING

FOR

PROPOSED ALTERATIONS TO EXISTING
OUTHOUSE TO FORM NEW BIN STORE

AT

THE SMITHY FOLD
UNIT II
HOWARD TOWN MILL
VICTORIA STREET
GLOSSOP

(6416)

21/05/14

1.0 Introduction

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1.0 Introduction_

1.1 Purpose and Format

This assessment has been prepared as part of a listed building consent application for alterations and refurbishment of the subject property. The assessment has been conducted in accordance with general guidelines set out in the English Heritage publication "Informed Conservation" and in particular responds to policies outlined in Planning Policy Statement 5 (PPS 5). In terms of local policies, The Core Strategy sets out the overall vision and spatial strategy for the High Peak Borough Council and seeks to achieve clear objectives for development and environment. This assessment supplements the enclosed Design and Access Statement.

1.2 Methods of Investigation

Visual inspections of the property, carried out in Feb 2014, were completed with the aid of existing and proposed building drawings provided by the landlord. Background research into the building was conducted through consultation with the following main resources:

- High Peak Borough Council
- The National Archives
- Historical texts

The existing outhouse (two Lodges, gates to Wood's Mill and attached wall) are Grade II Listed, therefore any proposals which may impact upon the special architectural or historic interest of the building will be managed in relation to the Planning (Listed Buildings & Conservation Areas) Act 1990. This statement assesses the impact of proposals to form a new bin store to the existing outhouse. Any impact is assessed in relation to the special architectural and historic interest of the building.

Description: Two Lodges, gates to Wood's Mill and attached wall (Wood's Mill not included)

Location: Victoria Street (West side), Glossop, SK13 8AR

Grading: II

Reference: 484736

2.0 General Description_

2.1 Location

Glossop is a market town within the Borough of High Peak in Derbyshire, England. Historically the name Glossop refers to the small hamlet that gave its name to an ancient parish recorded in the Domesday Book of 1086. Originally known as a centre of wool processing, Glossop rapidly expanded in the late 18th century when it specialised in the production and printing of calico - a coarse cotton. Under the benign patronage of the Howards and other mill-owning families the villages became a mill town with many chapels and churches, its fortunes tied to the cotton industry.

Glossop lies on the Glossop Brook, a tributary of the River Etherow, about 15 miles east of the city of Manchester. Glossop is situated near Derbyshire's county borders with Cheshire, Greater Manchester, South Yorkshire and West Yorkshire and it often uses the tagline "the gateway to the Peak District National Park".

2.4 Listing Description

Two Lodges, gates to Wood's Mill and attached wall

Grade: II

Date Listed: 4 December 1958

English Heritage Building ID: 484736

OS Grid Reference: SK0347993985

OS Grid Coordinates: 403479, 393985

Latitude/Longitude: 53.4426, -1.9491

Location: A624, Glossop, Derbyshire SK13 8AR

Locality: Glossop

Local Authority: High Peak Borough Council
County: Derbyshire
Country: England
Postcode: SK13 8AR

Listing Text

GLOSSOP

SK0393NW VICTORIA STREET
921-1/14/32 (East side)
04/12/58 Two Lodges, gates to Wood's Mill and
attached wall (Wood's Mill not
included)
(Formerly Listed as:
VICTORIA STREET
(West side)
2 gatehouses to North and West of
Wood's Mill with attached walling &
gatepiers)

GV II

2 gatehouses, now tourist information office and store with
attached walls and gate piers. Mid C19 with C20 alterations.
Ashlar gritstone with ashlar dressings and coursed millstone
grit to sides and walls. Welsh slate roofs.

EXTERIOR: single storey facades with 2 storey interiors.

Street front, both gatehouses have rusticated facades each
topped with pediment supported on single end pilasters and
plain frieze. Central doorways with cornice on brackets and
plain battered architraves. North gatehouse has paired plain
sash windows either side of central doorway. Right return to
north gatehouse has 2 horned sash windows, and rear elevation
re-ordered C20 with rendered attic storey.
Left return to west gatehouse with single C20 casement windows
to each floor, and doorway to right in chamfered ashlar
surround.

INTERIOR: not inspected.

SUBSIDIARY FEATURES: the 4 gate piers are of rusticated ashlar
blocks with pyramidal caps on narrow scrolled paired brackets.
Ornate cast-iron gates. The wall attached to west gatehouse is
buttressed at intervals to the right.

2.5 Building Fabric Analysis

- The existing outhouse is currently vacant and is subsequently infested by pigeons. It is at risk of further damage if left as it is.

3.0 Assessment of Impact

3.1 The Proposed Work

This section of the report assesses individual elements of the proposal in relation to the impact upon the special architectural and historic interest of the property as a listed building.

The assessment will explain how the impact has been addressed and where necessary provides a justification for the proposal in reference to the relative significance of the historic building and its component parts.

a) Outhouse - The outhouse is currently vacant and subject to damage by pigeon infestation. The proposal involves the alteration of the building to form a new bin store for the adjoining JD Wetherspoon

(The Smithy Fold). Our client, JD Wetherspoon PLC, is committed to retaining as much of the aesthetics of the existing building and they are aware that the property is listed.

b) Refurbishment and renovation - The building has over the years fallen in to disrepair in some areas, with poor or little maintenance being carried out both internally and externally. This has resulted in the building looking run down. Our client, JD Wetherspoon PLC, is committed to retaining the aesthetic of the existing building and they are aware that the property is listed. As such JD Wetherspoon proposes to make minimal changes to ensure the building is repaired and usable.

e) Internal Alterations - It is proposed that a new raised floor is constructed to ensure level access into the building from the raised decking area. All services will be capped off and made safe.

4.0 National Planning Policy Development

4.1 Relevant NPPD Paragraphs

4.1.1 The proposal falls in line with Paragraph 56 which considers the Governments requirement for the great importance to the design of the built environment. 'Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people'.

4.1.2 The proposal considers Paragraph 57 where 'it is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes'.

4.1.3 Paragraph 58 considers the general design principles within the built environment and where developments should 'function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development'. This issue will be particularly important when you consider the statue will be subject to some extreme weather conditions in this location where deterioration will occur but it is how this will impact on the surrounding area. Paragraph 58 also requires developments to 'respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation'.

4.1.4 The proposal seriously considers paragraph 61 which stipulates that 'the visual appearance and the architecture of individual buildings has very important factors securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.

4.1.5 As stated in paragraph 62 the proposal has been reviewed by the local planning authority. Harrison Ince Architects understand and agree that the 'local design review arrangement is in place to provide assessment and support to ensure high standards of design.'

4.1.6 Harrison Ince Architects agree with the clause set out in Paragraph 63 and understand that when determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area.

4.1.7 Paragraph 64 considers that the proposal should be of the highest design standards and promote the use of high quality materials. The building will take 'the opportunities available for improving the character and quality of an area and the way it functions.'

4.1.8 The proposal 'does not promote poorly placed advertisements' as this can have 'a negative impact on the appearance of the built and natural environment'. Paragraph 67 stipulates that 'the control over outdoor advertisements should be efficient, effective and simple in concept and operation. Only those advertisements which will clearly have an appreciable impact on a building or on their surroundings should be subject to the local planning authority's detailed assessment. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.'

4.1.9 The design considers Paragraph 69 which promotes having 'safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and safe and accessible developments, containing clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas.'

4.1.10 Paragraph 126 of the NPPF seeks to ensure that ‘new development will make a positive contribution to local character and distinctiveness’. In accordance with paragraph 128 of the NPPF, as part of the planning application the significance of any heritage assets affected should be described, including any contribution made by their setting. The level of detail required should be proportionate to the assets’ importance and sufficient to understand the potential impact of the proposal on their significance.

The proposals above thus far establish the approach taken to the proposed work i.e. reversibility, minimum intervention, sympathy to the existing fabric to be considered alongside an assessment of the building’s architectural and historic interest, which justifies the need to alter the building. In essence this relates to the pursuit of an active use for the building. As mentioned earlier, in recent times what was historically in demand for a large leisure space in the city it has witnessed a notable decline demonstrating high vacancy rates brought about by macro and micro-economic factors. The global recession and the particular impact on the banking sector has been well publicised, whilst at local level the demand for buildings with ‘character’ which have large open spaces, have been affected by the arrival of new hi-spec developments which have the added benefit of flexible, well serviced facilities and have relatively low running costs. This has led to similar competition subsequent decline and the risk of a sustained depreciation in the value of property in the vicinity, which has been acknowledged in recent press reports.

In response to such threats and as acknowledged in numerous publications by English Heritage and the more recent addition of Government planning policy statements PPS5, there is often a need to ‘intelligently manage change’ in order secure a long term future for heritage buildings. This objective would appear particularly appropriate in respect to the subject building, which has itself lain vacant now for over seven years when it could maintain an active use, then the plans would be viewed as epitomising the objectives lain down in PPS5.

5.0 Conclusion_

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