



Platypus Limited

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Heritage Asset Statement in support of –

Date: 01.08.2016

Advertising Application for new signage Application Refs: HPK/2016/0428 & HPK/2016/0429

Address: Specsavers Optical Stores, 41 High Street West, Glossop, SK13 8AZ

This statement has been prepared in support of the above application. It has been compiled to help individuals assessing the proposal, to fully understand the rationale of the development proposal in respect of its locale and to assist the Local Authority in its negotiations and discussions with members of the public.

Specsavers respect individual local environments and have prepared details which they feel are appropriate within this setting. It is hoped this document will help inform decision making with regard to this proposal and enable all to reach a fully informed decision.

This statement takes the form of a table, as is suggested by the Local Authority to be the best way to set out the information required.

Please see attached table.

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Proposed Works	Significance of the historic Area/ fabric that will be affected	The impact of the proposed works on the historic fabric/ area
<p>Installation of one non-illuminated fascia sign and one externally illuminated hanging sign in location of previous signage at this site.</p> <p>Installation of air - conditioning units and associated external condensers.</p> <p>The formation of a new means of escape door in the side wall</p>	<p>Glossop is a former mill town which grew as a result of the textile industry in Derbyshire and is the largest town in the high peak, it is seen as a gateway to the National Park and due to the proximity of several national trails attracts many visitors. The character of Glossop has been shaped by its industrial heritage, which makes an important contribution to its distinctiveness, it has been shaped in the past by large scale 19th century industrial development. The built and historic environments of the area are recognised as a great asset in the local adopted plan and Glossop is ranked second in the plans settlement hierarchy, as a market town.</p> <p>Much of the area is characterised by rows of workers cottages, which sprung up around the mills to accommodate mill workers during the rapid expansion of the textile industry. As the population increased, so too did the demand for goods and services. With shops lining the high street. The majority of earlier shops in Glossop are of a scale similar to the terraced cottages, with a number starting life as cottages and becoming converted to retail as the town boomed; number. 41 High Street West, appears to have begun as a trading outlet, along with its neighbours, during this time period. It is typical to the area, in that it is constructed on a scale similar to the back to back cottages it neighbours along Cross Street and is believed to be constructed of local gritstone with and blue/grey slate roof, typically of slate which was brought in to the area, as a cheap building material, following the expansion of the railways. The site has lost any original timber frontage it may have had. The existing shopfront appears to be relatively recent circa 20th century interpretation and has a fascia signage area similar to its neighbours, which again appears to be of 20th century construction. The upper floor windows are not original. The building is not listed and there are no listed building in the immediate surrounding area.</p>	<p>The local plan spatial strategy seeks to focus on the future growth of market towns, to strengthen their role as service centres and supports development within market town's boundaries which is of an appropriate scale and development. The hierarchy of town and local centres, identified in the local plan, is derived from their current role and function and evidence from the Retail and Town Centre study, which highlights the importance of maintaining Buxton and Glossop as the principal centres for retail services and leisure facilities.</p> <p>The Glossop Design and Place Making Strategy SPD, which was prepared in consultation with the local community, identifies distinct quarters and conservation areas, within the town of which the High street, where Specsavers are proposing to open a store, is one. The High Street quarter is defined as 'a village of independent shops and businesses to serve Glossop and the surrounding area'; we believe Specsavers proposals to refurbish and occupy an existing shop of this character, on High Street West accords with this strategy. This development is of an appropriate scale and the proposals continue to respect both the building and Glossop's rich historical and architectural significance and urban character. Shops and services are important to the sustainability of communities and the quality of overall life for local residents and the occupants of surrounding smaller settlements.</p> <p>Specsavers are keen to play their part in contributing to the local economy and to enhancing the vitality and viability of the town and believe this proposal is appropriate in its role and function by retaining an active A1 frontage in the High Street quarter of Glossop, an area which is identified in the local plan as a core retail area which should be preserved and enhanced.</p> <p>The proposed signage will not affect the structure of the existing building and the non-illuminated fascia and externally illuminated hanging sign are in line with the local conservation policy. The building is not listed and does not overlook or affect the enjoyment of any listed buildings or specifically listed sites of historic interest in the immediate area.</p> <p>The proposed signage will be constructed of quality materials. These materials have been selected for their appearance and durability, to ensure the fascia continues to look good throughout its life span. We believe the colours of the proposed signage to be harmonious and be in keeping with the context of the conservation area, whilst still providing adequate contrast, in line with DDA good practice - see detailed drawings submitted with our application. Specsavers have balanced the design of the fascia and are proposing to install the hanging sign in a traditional location. Subtle lighting levels are being proposed for the externally illuminated projecting sign.</p> <p>Other than redecoration no works are proposed to the existing shopfront. The muted grey paint finish, which is proposed, is in keeping with conservation area policy.</p> <p>It is a recognised fact that occupied buildings are usually better preserved for future generations as they are maintained and repaired to render them fit for habitation. By occupying this building Specsavers will be helping to keep this building relevant in the context of the townscape, respected and in good order. The proposed new fire escape door will be in keeping and constructed from materials preferred for use in the conservation area and in keeping with the street scene, whilst performing a vital role as a secondary means of escape, rendering the upper floors suitable for occupation in manner which is appropriate to modern day safety considerations.</p> <p>The proposed condensers are located to the rear of the property in the rear yard, where it is felt they will be least intrusive.</p>