

Design, Access and Heritage Statement

Ryecroft, 25 Manor Park Road, Glossop

June 2017



Ryecroft – West (front) Elevation

- **Applicant**
Mr Steve Baker
- **Planning Authority**
High Peak Borough Council
- **Proposal**
Proposed single storey rear Orangery extension and internal alterations
- **Location**
Ryecroft, 25 Manor Park Road, Glossop
- **Agent**
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Contents

| | | |
|-------|---|----|
| 1.00 | Introduction..... | 4 |
| 2.00 | Description of the Building..... | 5 |
| 2.1 | Overview..... | 5 |
| 2.2 | External Description..... | 5 |
| 2.3 | Internal description..... | 6 |
| 3.00 | The Proposal..... | 11 |
| 4.00 | Design..... | 12 |
| 5.00 | Significance..... | 13 |
| 5.1 | Assessing significance..... | 13 |
| 5.2 | Significance of Ryecroft..... | 14 |
| 6.00 | Impact Assessment..... | 15 |
| 6.1 | Summary of the proposals..... | 15 |
| 6.2 | Exterior and setting..... | 16 |
| 6.3 | Existing external fabric..... | 16 |
| 6.4 | Existing internal fabric..... | 16 |
| 7.00 | Access..... | 17 |
| 8.00 | Environmental Analysis..... | 18 |
| | Site stability, contamination and soil types..... | 18 |
| | Sunlight and Daylight..... | 18 |
| | Wind and micro climate..... | 18 |
| | Flood risk and drainage..... | 18 |
| | Archaeological and historic features..... | 18 |
| | Views into and out of the site..... | 18 |
| | Ecological and wildlife..... | 18 |
| 9.00 | Planning Policy..... | 19 |
| 9.1 | Consistent with Local Plan Policy EQ7..... | 19 |
| 9.2 | National Planning Policy Framework..... | 19 |
| 9.3 | Consistent with Policy..... | 19 |
| 10.00 | Conclusions..... | 20 |

1.00 Introduction

This Design, Access and Heritage Statement was commissioned from SJ Design Ltd in 2017 by Mr Steve Baker, the applicant, to support the proposals detailed below.

The National Planning Policy Framework (NPPF) requires significance to be assessed when changes are proposed to heritage assets and for the impact of proposals to be assessed in relation to significance. This report has been produced to comply with this policy framework and also incorporates the Design and Access Statement.

2.00 Description of the Building

2.1 Overview

Ryecroft is a Grade II listed building located within the Old Glossop Conservation Area.

The building was listed on 22nd May 2000 (List entry Number: 1384282). The Listed description states:

'House, now offices. Early C19 with C20 alterations. Dressed millstone grit with ashlar dressings, hipped Welsh slate roof and 4 external stone stacks. EXTERIOR: 2 storey. Quoins, moulded cornice and first floor sill band. Street front has symmetrical 3 window range. Central round headed doorway in projecting ashlar door surround with pilasters, moulded arch, keystone and moulded cornice plus panel door and fanlight. Flanked by single 12-pane glazing bar sashes. Above 3 similar sashes. Left return has 2 external stacks with caps and slight offsets, between single 12-pane sashes to each floor. Right return similar to left. Rear elevation has similar fenestration, but ground floor has C20 uPVC casements to centre and right. INTERIOR: has open well staircase rises from rear of entrance hall.'

Planning history is as follows:

- The property was converted from a dwelling to offices in 1987 (HPK/0002/6011)
- HPK/0003/0421 granted approval for a 2 storey rear extension which was not implemented.
- HPK/2004/0661 granted approval for change of use from offices to a single dwelling house which was not implemented.
- HPK/2017/0181 granted approval for change of use from offices to a single dwelling house which has been implemented.

The building was occupied by a firm of accountants (Crossley Lomas) and was owned by one of the partners in the business until his unfortunate death (assumed to be 2016). The applicant, and current owner, purchased the property on 9th March 2017.

2.2 External Description

The property has a hipped roof covered with Welsh slate with a glazed lantern serving the stairwell. The front elevation walls are natural Ashlar Gritstone with Ashlar quoins and decorative stone mouldings to the openings. The side elevation walls are natural coursed gritstone with 2 external stone chimney stacks.

The rear elevation is coursed natural gritstone and Ashlar quoins and has 6 openings: the central ground floor window looks to be a later addition or has been modified with

the surrounding stonework showing evidence of alterations as can be seen in Figure 2. There are 2 air conditioning units and associated pipe works to the rear as well as a soil stack and ventilation vents and the rear door is PVCu which can also be seen in Figure 2.



Figure 2: Rear Elevation

2.3. Internal description

Figure 3 shows the existing internal layouts.



Figure 3: Existing Floorplans

At ground level, the reception rooms 1, 2 and hall appear to have the original skirtings, architraves, doors and plaster ceiling mouldings intact as can be seen in Figure 4, 5 and 6.



Figure 4: Hall



Figure 4: Reception 2



Figure 6: Reception 1

The kitchen, WC's and Reception 3 have little or none of these original features having been replaced by inferior materials, fittings and fixtures and can be seen in Figures 7, 8 and 9.



Figure 7: Kitchen



Figure 8: WC



Figure 9: Reception 3

At first floor level all areas appear to have the original skirtings, architraves, doors and plaster ceiling mouldings intact with the exception of the front and rear central rooms 'Coms Room and Kitchen' as can be seen in Figure 10, 11 and 12.



Figure 10: Coms Room



Figure 11: Coms Room



Figure 12: Kitchen at First Floor

3.00 The Proposal

The proposal is summarised as follows:

1. Remove the air conditioning units and associated pipe work;
2. Construct a new single storey Orangery to the rear elevation;
3. Internal alterations at ground floor to include creating an open plan layout between the new Orangery, Kitchen and Dining Room and providing a new WC and boot room;
4. Internal alterations at first floor to include creating an ensuite for Bedroom 1; enlarging Bedroom 4 and providing a shard ensuite to Bedrooms 2 and 3.

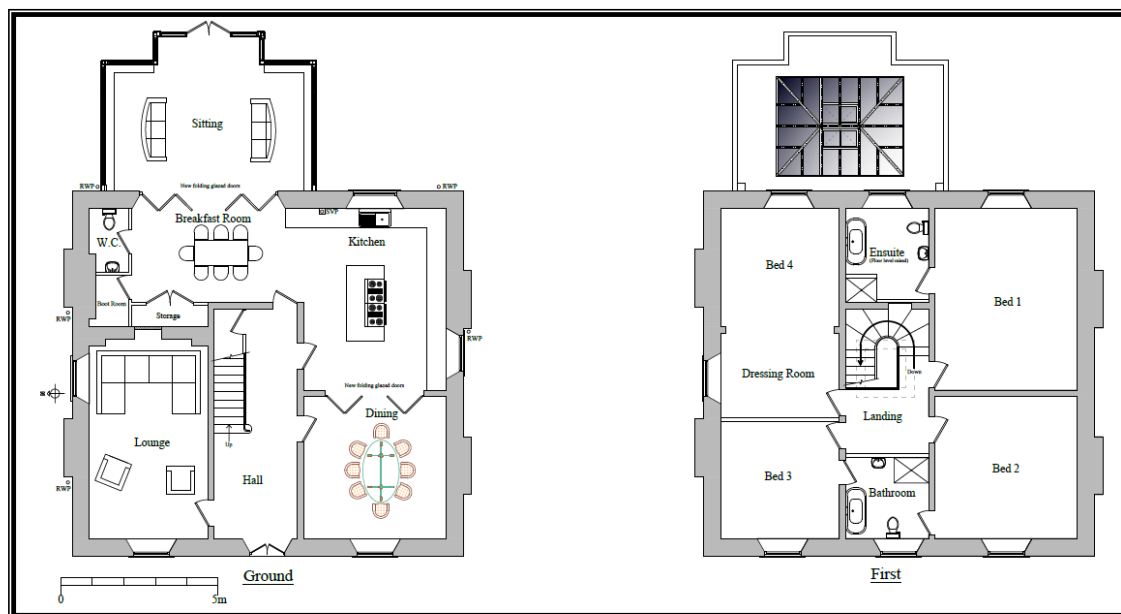


Figure 13: Proposed Ground and First Floorplans

4.00 Design

The key defining design constraint associated with this property is that it is a Grade II listed Building. The design was developed with minimal impact to the important areas of the historic asset

The design and choice of construction materials used in the proposals will reflect the existing building:

- The rear orangery walls will be reclaimed natural coursed stone (a mixture of salvaged stone from the removal of the section of rear wall and reclaimed 'new' to match existing). The orangery will be painted timber frame with Georgian lights to match the existing windows.
- The conversion of the building to offices has unfortunately detracted from the historic and architectural unity of the interior. However the conversion back to private house use provides the opportunity to reverse this process. The most important feature to be restored is the "open well staircase" which fortunately has been largely retained and requires only cosmetic improvement .

5.00 Significance

5.1 Assessing significance

Assessing significance is a fundamental principle for managing change to heritage assets. Section 12 (para' 128) of the NPPF states *'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting'*.

English Heritage issued 'Conservation Principles' in 2008 which explains its approach to significance and managing change and identified four main aspects of significance: evidential, historical, aesthetic and communal. Within these categories significance can be measured in hierarchical levels as follows:

- **Exceptional** – an asset important at the highest national or international levels, including scheduled ancient monuments, Grade I and II* listed buildings and World Heritage Sites. The NPPF advises that substantial harm should be wholly exceptional.
- **High** – a designated asset important at a regional level and also at a national level, including Grade II listed buildings and conservation areas. The NPPF advises that substantial harm should be exceptional.
- **Medium** – an undesignated asset important at a local to regional level, including local (non-statutory) listed buildings or those that make a positive contribution to the setting of a listed building or to a conservation area. May include less significant parts of listed buildings. Buildings and parts of structures in this category should be retained where possible, although there is usually scope for adaptation.
- **Low** – structure or feature of very limited heritage or other cultural value and usually not defined as a heritage asset. May include low quality additions to listed buildings, and buildings that do not contribute positively to a conservation area. The removal or adaptation of structures in this category is usually acceptable where the work will enhance a related heritage asset.
- **Negative** – structure or feature that harms the value of a heritage asset. Wherever practicable, removal of negative features should be considered, taking account of setting and opportunities for enhancement.

The NPPF states *'The more important the asset, the greater the weight should be'*.

5.2 Significance of Ryecroft

Ryecroft is a Grade II listed building located within the Old Glossop Conservation Area.

The building was listed on 22nd May 2000 (List entry Number: 1384282) as discussed above. Subsequently, planning permission and LBC was given (HPK/0003/0421) for a 2 storey rear extension which was not implemented.

The West (front) elevation, which faces Manor Park Road, has the highest significance of the elevations due to the largely unaltered and original fenestration arrangement and indeed its dominant presence on the Street scene. This elevation is unaltered by the proposals.

The North and South (side) elevations are of lower value than the West although they too have largely unaltered and original fenestration arrangements. These elevations are unaltered by the proposals.

The East (rear) elevation's architectural and historic value is low: It is likely that the fenestration arrangement has been altered from the original: the central ground floor window looks to be a later addition or has been modified with the surrounding stonework showing evidence of alterations as can be seen in Figure 2. There are 2 air conditioning units and associated pipe works to the rear as well as a soil stack and ventilation vents and the rear door is PVCu which can also be seen in Figure 2.

Internally the architectural and historic value is low. Some of the interior has been remodelled and progressively repaired since its construction and much of this work is fairly recent (pre-listing probably late 80s early 90s). However, some rooms appear to have the original skirtings, architraves, doors and plaster ceiling mouldings intact.

6.00 Impact Assessment

6.1 Summary of the proposals

The proposals take into account that the building is listed and preserving its historic and architectural character and significance is a priority.

The rear Orangery has been sited to north side of the rear elevation, central to the 2 northerly first floor windows, and sized to maintain the Ashlar quoins on each corner. The lantern roof is hipped to match the existing. The eaves detailing matches that of the existing. The 6 Georgian lights match the existing Georgian windows. This results in a balanced and proportionate addition.

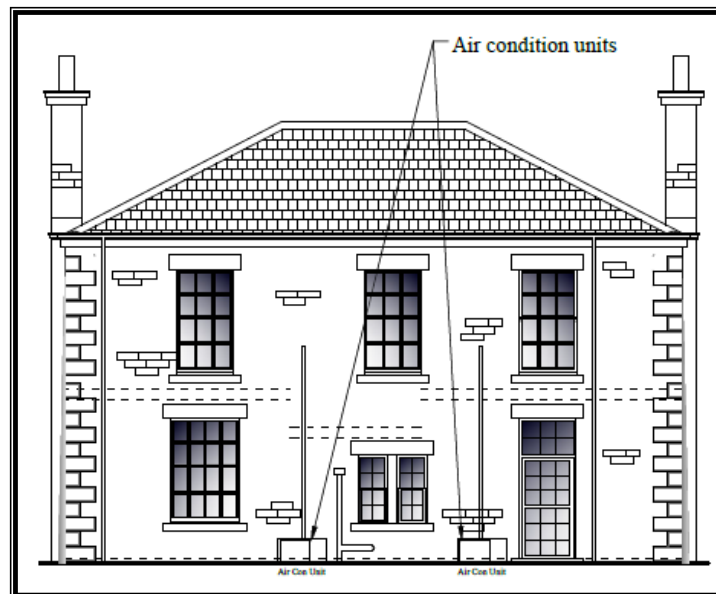


Figure 14: Rear Elevation as Existing



Figure 15: Rear Elevation as Proposed

The proposals do not affect the front or side elevations which have arguably more historic importance than the rear.

The internal alterations provide layouts in keeping with the applicant's life style requirements.

6.2 Exterior and setting

This application does not seek any boundary changes.

6.3 Existing external fabric

The existing external fabric remains unchanged by the proposals apart from the opening formed to the rear elevation wall from the new orangery into the new dining/kitchen area. The salvaged stone from here will be used for the Orangery walls.

The proposals do not affect the front or side elevations which have arguably more historic importance than the rear elevation. The rear elevation central opening at ground level appears to have been modified and the net result of the extension will make a positive contribution to the historic building.

6.4 Existing internal fabric

The existing internal fabric will be affected by the formation of numerous new openings in the masonry walls. As discussed, internally the architectural and historic value is low due to some of the interior having been re-modelled and progressively repaired. New skirtings, architraves and plaster ceiling mouldings to match the existing will be introduced to the areas which have been re-modelled and where the new openings are created.

A re-wire of the property is required and localised plaster work.

7.00 Access

The development will remain accessible from the highway via existing arrangements maintaining inclusive access and access for emergency vehicles. The parking provisions are unchanged (parking for circa 10 cars available).

8.00 Environmental Analysis

Site stability, contamination and soil types

The property would not be designated as contaminated land. Soil and planting is not affected by the proposals.

Sunlight and Daylight

The proposed extension will be constructed to prevailing Building Regulations standards in terms of window openings and ventilation. The site is not significantly over shaded by other buildings or trees

Wind and micro climate

In common with most local sites, the site is subject to some turbulence as a result of the surrounding high ground.

Flood risk and drainage

The site is not located in an area of flood risk.

Archaeological and historic features

Dealt with in detail above.

Views into and out of the site

The site has the benefit of being adjacent to attractive open areas.

Ecological and wildlife

It is not envisaged that any bird or mammal habitat will be affected by the proposals.

9.00 Planning Policy

This section deals with why the proposals are consistent with local and national policies.

9.1 Consistent with Local Plan Policy EQ7

The Peak District Local Development Framework Core Strategy states:

‘The Council will conserve heritage assets in a manner appropriate to their significance. This will take into account the desirability of sustaining and enhancing their significance and will ensure that development proposals contribute positively to the character of the built and historic environment in accordance with sub area strategies S5, S6 and S7.

Particular protection will be given to designated and non-designate heritage assets and their settings including:

- *Listed Buildings*
- *Conservation Areas*

9.2 National Planning Policy Framework

The National Planning Policy Framework was introduced in March 2012 and Chapter 12, Conserving and Enhancing the Historic Environment, is considered here.

Policy 128 – Requires applicants to assess significance.

Policy 132 – This policy requires great weight to be given to the conservation of heritage assets, in considering the impact of the development on the significance of the heritage asset (the Listed Building). Significance can be harmed by alteration, and any loss or harm has to be justified.

Policy 134 – This policy requires that where ‘less than substantial harm’ will be caused, the harm should be weighed against public benefits.

9.3 Consistent with Policy

In relation to these key policies, our case is that the conservation of the heritage asset will not be compromised by the proposal. The small level of harm relates to parts of the building which are considered to have low significance. Overall, and for the reasons discussed above, the proposals enhance the architectural and historic value of the Listed Building.

10.00 Conclusions

We urge HPBC to grant Planning and Listed Building Consent for the following reasons:

- The proposals respect the special architectural and historic character of the existing property in terms of scale, design, external appearance and detailing and will enhance the architectural and historic value of the Listed Building.
- The proposals comply with local and national policy as detailed above.