

# **Design, Access and Heritage Statement**

**Removal of existing internal wall at  
Ryecroft, 25 Manor Park Road, Glossop**

*September 2017*



**Ryecroft – West (front) Elevation**

- **Applicant**  
*Mr Steve Baker*
- **Planning Authority**  
*High Peak Borough Council*
- **Proposal**  
*Proposed removal of internal masonry wall*
- **Location**  
*Ryecroft, 25 Manor Park Road, Glossop*
- **Agent**  
*Simon Jones BSc (Hons), MRICS*  
*SJ Design Limited (Chartered Building Surveyors)*  
*The Old Co-Op Building*  
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## **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.

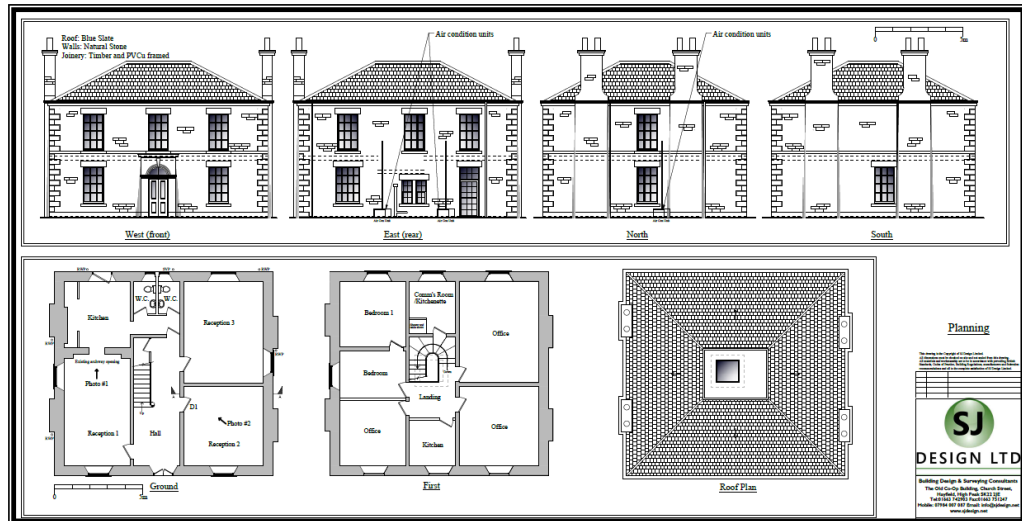
The building was listed on 22<sup>nd</sup> May 2000 (List entry Number: 1384282). The Listed description states:

*'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.
- HPK/2017/0334 granted approval for proposed single storey rear orangery extension and internal alterations – these alterations are on-going.
- HPK/2017/0361 granted Listed Building Consent for Proposed single storey rear orangery extension and internal alterations - these alterations are on-going.

Figure 1 shows the existing plans and elevations. Figure 2 shows the plans and elevations as approved under HPK/2017/0334 and HPK/2017/0361. These have been shown in order that the wall removal proposed in this application can be considered in context with the previous approvals HPK/2017/0334 and HPK/2017/036.



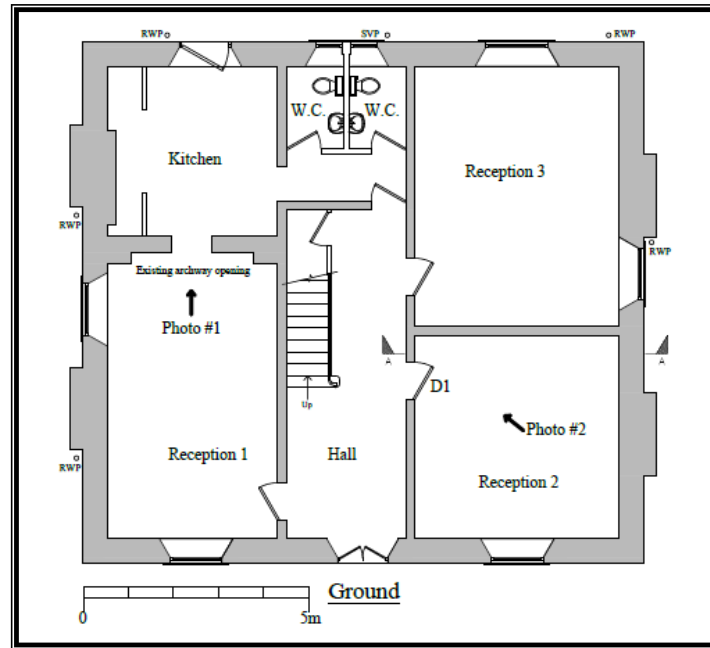
**Figure 1: Existing Plans and Elevations**



**Figure 2: Plans and Elevations as Approved under HPK/2017/0334 and HPK/2017/0361**

## 2.2. Internal description

Figure 3 shows the existing internal layout at Ground Floor (the first floor is unaffected by the proposals).



**Figure 3: Existing Ground Floorplan**

At ground level, the reception rooms 1, 2 and hall appear to have the original skirtings, architraves, doors and plaster ceiling mouldings intact.

This application is for a new opening to be formed between Reception Rooms 2 and 3 to replicate the existing opening between Reception 1 and Kitchen (See Figure 3).

Figure 4 shows a photograph of the existing wall between reception rooms 2 and 3.



**Figure 4: Reception Room 2 showing wall where the proposed new opening is to be formed**



**Figure 4: Existing Archway between Reception 1 and Kitchen (note this has been partially infilled)**



### 3.00 The Proposal

The proposal is summarised as follows:

This application is for a new opening to be formed between Reception Rooms 2 and 3 to replicate the existing opening between Reception 1 and Kitchen.

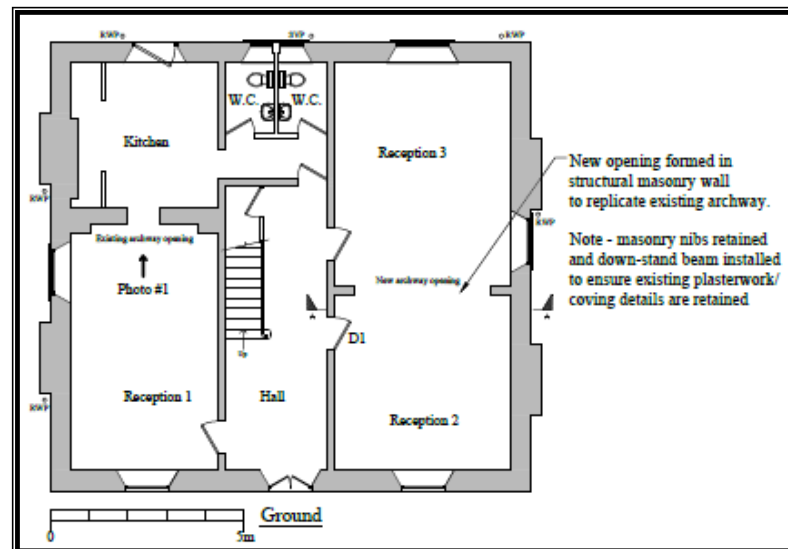


Figure 5: Proposed Ground Floorplan

## **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 proposals seek to form an arched opening between reception rooms 2 and 3, similar to the existing arched opening between Reception 1 and Kitchen. Nibs are retained on each side of the opening which will provide a reminder of the arrangements as existing. A downstand beam will be provided to ensure the existing plaster coving details are retained.

## 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 22<sup>nd</sup> May 2000 (List entry Number: 1384282) as discussed above.

This Statement deals with the internal wall subject of this application.

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

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

The initial drawings submitted with the applications HPK/2017/0334 and HPK/2017/0361 showed the removal of the wall proposed under this application.

During the application period the applicant's agent, Simon Jones, met with High Peak Borough Council's conservation officer Gill Bayliss. Following this meeting the agent received formal comments from Gill Bayliss on 27.07.17 and the comments relating to the wall removal were as follows:

*'The proposed works need to respect and enhance the special interest of the building. They need to work with the floorplan and character of the spaces rather than impose the more open-plan living that is currently desirable. There are currently too many proposed changes to the interior which will seriously harm the building's special interest'*

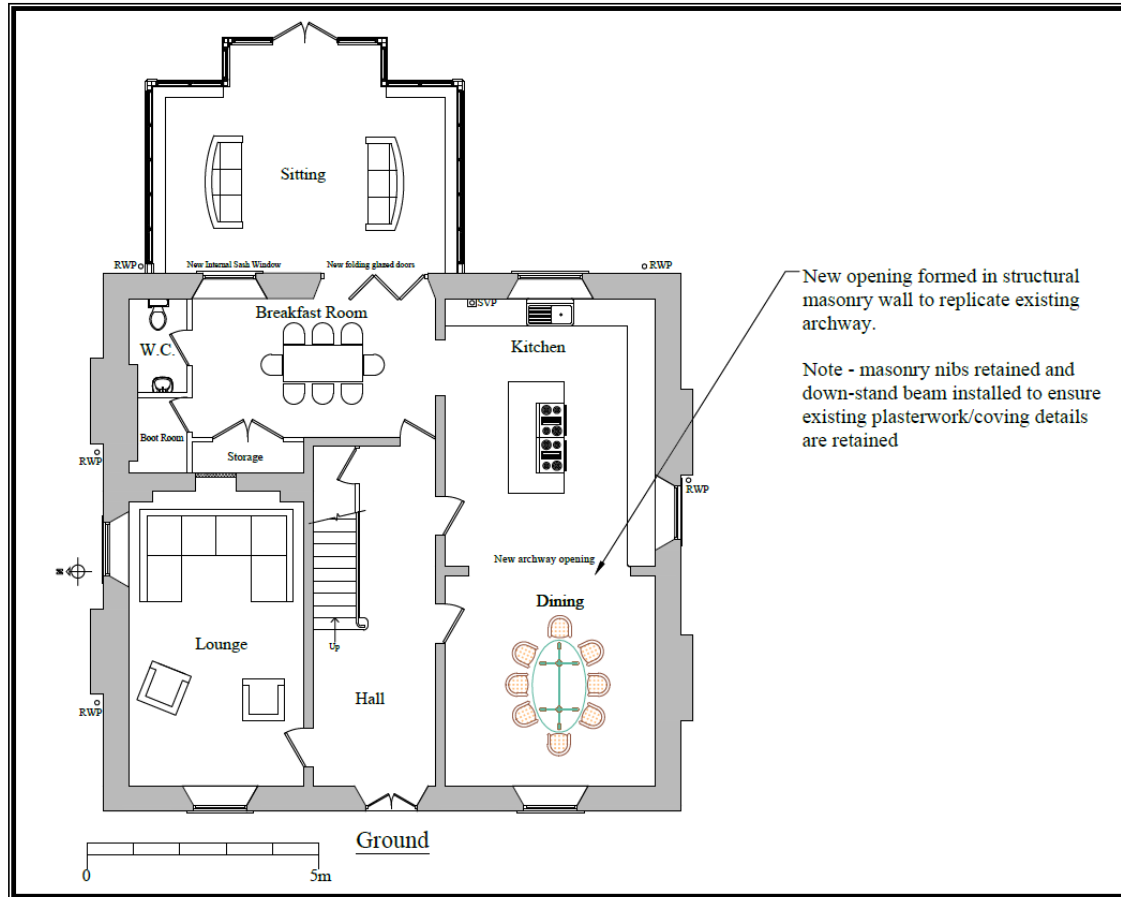
*'The proposed wall removal between Reception Room 2 and 3 is not acceptable. The dining room in particular has an intact historic interior and the loss of cornice and skirting, and altering room proportions is harmful. This must be removed from the proposal.'*

Whilst we respect the professional opinion of the conservation officer, we were in disagreement over the removal of the wall (other recommendations made by the conservation officer were fully accepted and are not contested). However, in order to secure an approval (and move on to construct the proposals as approved) the proposals were changed in line with the conservation officer's comments.

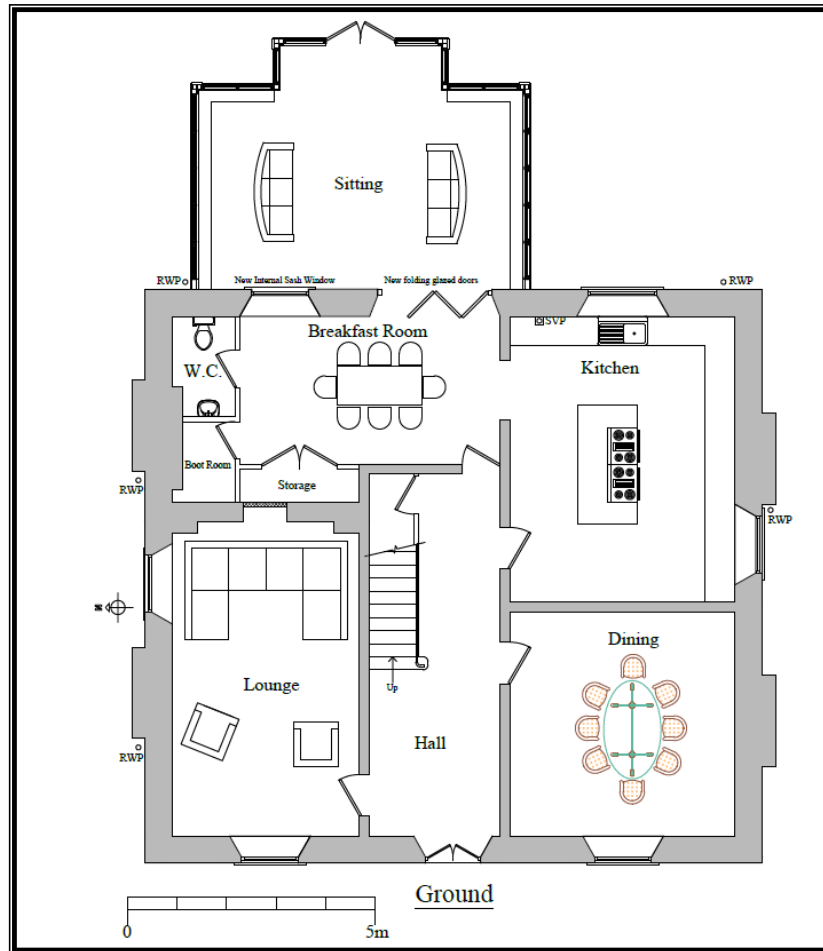
The proposed wall removal has been carefully considered to respect and enhance the special interest of the Listed Building:

- The opening will mirror that between the Reception 1 and Kitchen.
- The plaster coving at ceiling level is fully retained (this was of concern to the conservation officer).
- The retained nibs each side of the opening will serve as a constant reminder of the original floor plan layout of the property.
- The proposal is highly reversible.
- The proposal allows an open plan layout desirable to the applicant who has made significant investment into the property to provide a sustainable future for the Grade II Listed Building.

Figure 6 shows the proposal in context with the previous planning and Listed Building approvals HPK/2017/0334 and HPK/2017/0361. When compared to the previous approval (Figure 7) and the above statement it is clear that the proposals respect and enhance the special interest of the Listed Building.



**Figure 6: Ground Floorplan showing wall removal in context with previous approvals under HPK/2017/0334 and HPK/2017/0361**



**Figure 7: Ground Floorplan showing previous approvals under HPK/2017/0334 and HPK/2017/0361**

## **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 a part of the building which is 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 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.