

Full Planning and Listed Building Consent within a Conservation Area for:
Change of use and alterations at:

18 Henry Street, Glossop, High Peak

Design and Access Statement

May 2018

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Contents

1. Introduction

2. Site Information

2.1 Site Location

2.2 Site History

2.3 Site Planning History

2.4 Existing Photographs

3. Policy

4. Community Engagement and Consultation

5. Design

5.1 Use

5.2 Amount

5.3 Layout

5.4 Scale

5.5 Landscaping

5.6 Appearance

5.7 Sustainability

6. Access

7. Conclusion

1. Introduction

This Design & Access Statement accompanies a Full planning and Listed Building Consent within a Conservation area applications for the proposed change of use from a clothes shop to a restaurant and bar at number 18 Henry Street, Glossop, High Peak.

This statement has been prepared by Edifice Building Consultants Limited on behalf of the applicants Tap Room Leisure Limited who are leasing the building from The Trustees of the Masonic Hall. Edifice Building Consultants Limited are committed to the philosophy of efficiently designed and traditionally constructed dwellings, which are designed to complement the settings in which they reside and are also highly sustainable.

This statement has been produced to be compliant with the Commission for Architecture and the Built Environment's (CABE) *Design and Access Statements: How to Write, Read and Use Them*.

The application is supported by all necessary plans and elevations prepared by Edifice Building Consultants Limited.

2.2 Site History

The building, Equity House, 18 Henry Street, Glossop, is part of the terrace of properties 10-18, covered under the Listed Building and Conservation Areas act, List Entry number: 1384258. This is a Grade II listed building, which was first listed on the 28th May 1993 with no amendments made to the listing since that date.

The listing reads:

Row of 5 shops and masonic hall. Early C19 with C20 alterations. Coursed squared millstone grit, with tooled dressings and Welsh slate roofs with panelled stacks and some truncated stacks. Originally 4 units with 5th inserted. EXTERIOR: 2 storeys with basement to Nos 10 and 12. Street front has 9 window range. Bays 3, 4, 7, 8 and 9 have 4-pane hornless sashes. Ground floor has 11 bays with cart entrances to end bays that to right set back with rusticated voussoirs to arch and channelled rustication. Entrances doorways at bays 3, 4, 6, 7, and 9. Moulded cornice over Nos 12-18 and plain frieze. Some remodelling C20. No.12 has C20 door with overlight flanked by pilasters with base and capital, large shop window to right and C20 decoration to sill. No.14 has a fine fielded and panelled door with glazed overlight bearing the words "Masonic Hall", stone architraves and cornice on consoles, similar door surround to No.18. No.16 has a C20 door with shop window to right, the window lintel supported by engaged pillars with capitals. INTERIOR: not inspected.



2.3 Site Planning History

The property has changed owners and lessees over the years, although the last use has been as a clothes shop, which moved out of the premises recently. While there are no applications specifically relating to its use, there have been applications for the Consent to Advertise and associated Listed building consent for new signage.

HPK/2007/0012 Advertisement Consent Application.
Two fixed shop signs and one projecting hanging sign
Approved on the 28th February 2007

HPK/2007/0023 Listed Building Consent Application
Removal of old lamps above window and fixing of shop signs
Approved on the 28th February 2007

There have been a variety of applications to nearby and adjacent buildings over the years, more notably buildings 20 and 22 Henry Street, which were granted approval for from a Heritage Centre to a Wine bar with ground floor offices and a Chinese Restaurant respectively.

2.4 Existing Site Photographs



3. Policy

In summary, the following policies have informed the design process;

National Planning Policy

The National Planning Policy Framework (NPPF) provides the Government's national planning policies with respect to the conservation of the historic environment.

Importantly, the NPPF defines conservation as "The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance".

NPPF paragraph 131

The LPA should take account of the desirability of sustaining and enhancing the significance of heritage assets, and putting them into viable uses consistent with their conservation, as well as the desirability of new development making a positive contribution to local character and distinctiveness.

NPPF paragraph 132

LPAs should give 'great weight' to the conservation of an assets' significance, the more important the asset the greater the weight should be.

NPPF paragraphs 133 and 134

Set out a process for considering applications that may cause harm to the significance of heritage assets. That harm may be either 'substantial' (paragraph 133) or 'less than substantial' (paragraph 134).

Substantial harm is a high test and is unlikely to be encountered very often. For proposals that would cause less than substantial harm, the LPA is required to weigh that harm against the other public benefits that may accrue from the proposals, including securing the optimum viable use for the asset.

Those benefits may comprise heritage benefits or may be related to social or economic aspects of sustainable development.

NPPF paragraph 137

LPAs should look for opportunities for new development within conservation areas and the setting of heritage assets to enhance or better reveal their significance.

The development fully accords with the policies of C9 of the Structure Plan, along with Policies LC6, LC8 of the local plan as well as the most recent policies contained within PPS5.

Statutory Duties *Section 16*

In considering whether to grant listed building consent for any works, the LPA or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any feature of special architectural or historic interest which it possesses.”

Section 66

In considering whether to grant planning permission for development which affects a listed building or its setting, the LPA or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72

In the exercise, with respect to any buildings or other land in a conservation area, of any powers under the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

This application will be accompanied by a Heritage Statement from a suitably qualified consultant who will address further side wide issues and planning policy statements

4. Community Consultation & Engagement

Due to the size and nature of the development there was no scope to carry out public consultation.

Notice No 1 has been served upon The Trustees of The Masonic Hall Ltd for their land ownership, for which the applicants have already taken lease ownership of the premises.

5. Design

In response to the planning and site considerations as set out above, this section will address the following:

- Use
- Amount
- Layout
- Refuse
- Appearance
- Crime Prevention
- Sustainability

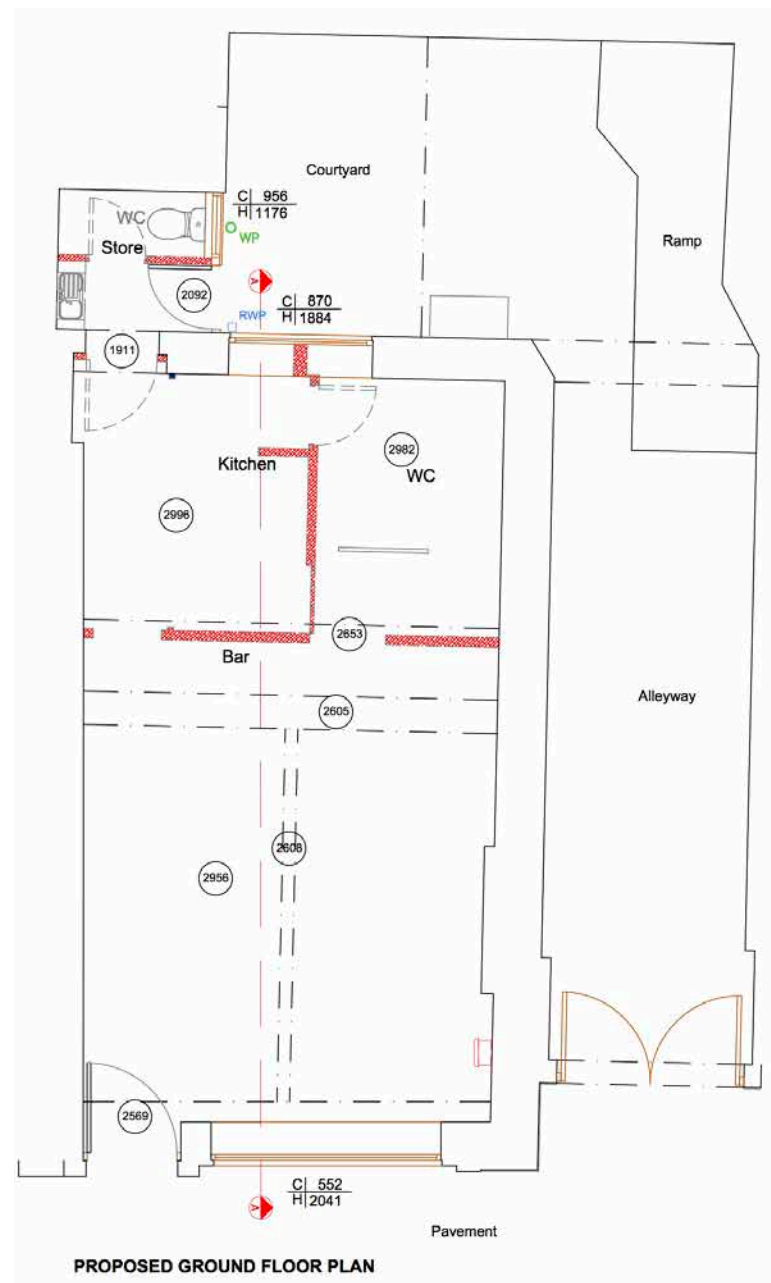
5.1 Use

The site subject to this planning application has been in use as a clothes shop called Girls and Curves Closet, and before this was another clothes shop called Wedding Belles.

The ground floor area has therefore been used in a Commercial and retail setting for at least the past 10 years, and forms part of the active retail frontage along Henry Street and around Norfolk Square.

The proposal is to change the use class of the listed building at ground floor level only from A1 Shops to A3 Restaurants and Cafes.

The operations will be of small scale and are an extension of the applicants local outside catering business, which has been growing locally for a number of years. They are committed to using local produce from local suppliers, and for which the proposal will create 4 jobs for local people



5.2 Amount

The proposal is within the existing confines of the ground floor of the building envelope, which measures 47 sq.m. The application site edged red measures 103 sq.m, which includes the rear courtyard and side alleyway, for which access for service deliveries and refuse storage and collection is proposed.

Therefore there are no extensions or external alterations proposed as part of this scheme.

The proposal is for a small catering kitchen with minimal cooking appliances in order to provide bar snacks and hand style food, to be accompanied by locally brewed beer and a small range of spirits and wines.

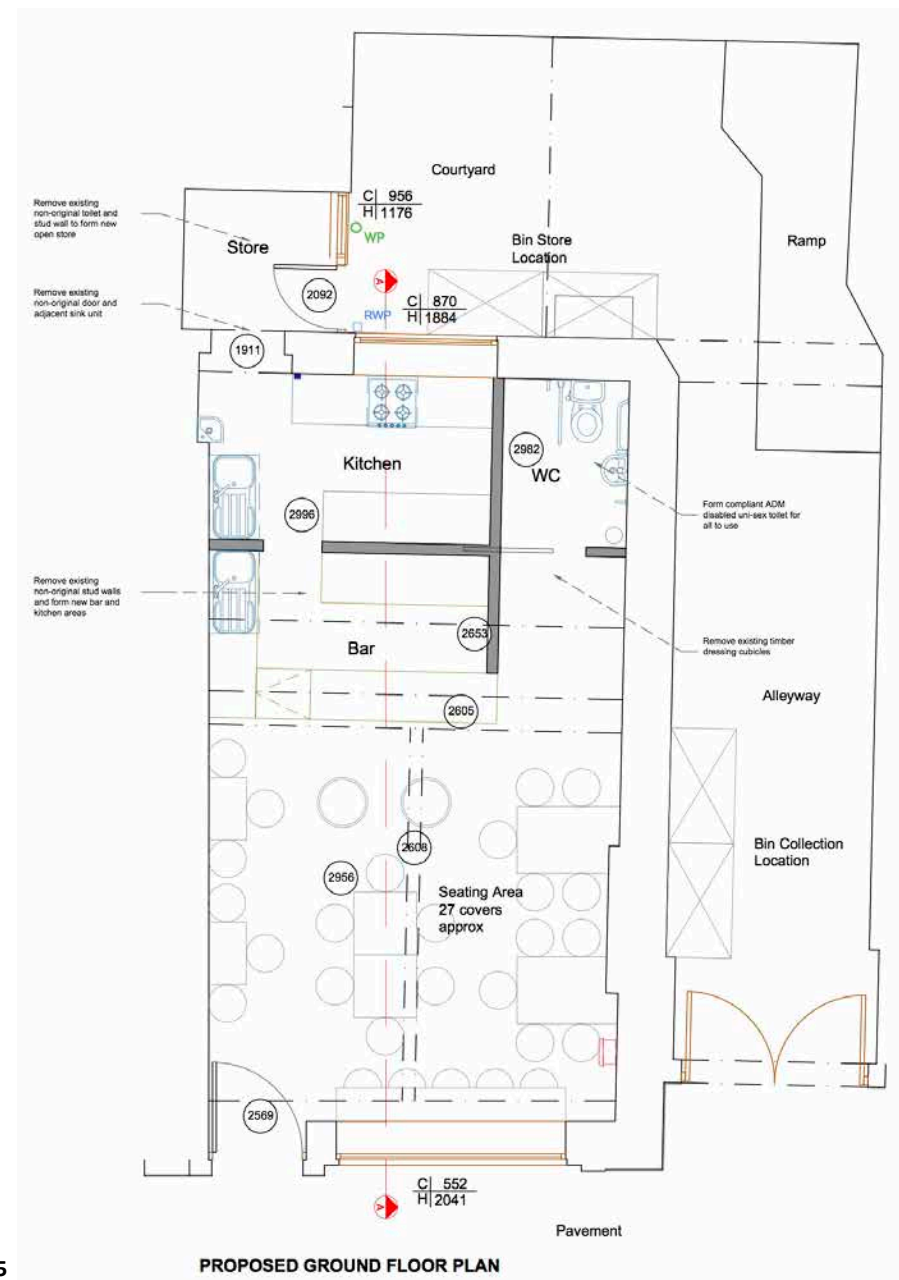
The seating floor space will allow for circa 27 seated covers and a handful of standing visitors to the premises.

5.3 Layout

The layout, which is submitted with the detailed planning application, has been designed to be low key and sympathetic to the building layout.

The kitchen and bar are situated to the rear of the building and the seating area to the front of the building, which would take account of the large picture frame window to the front elevation. The existing internal shop fit-out which includes crude timber dressing rooms and poor quality non-original studwork partitions are proposed to be removed, along with the non-original wall panelling and modern light fittings.

The rear existing toilet is also to be removed and a new compliant disabled toilet provided as part of the scheme.



5.4 Refuse

Currently bins are stored within the side alleyway for the adjacent shops and for the previous occupants.

The bins will be stored adjacent the rear door for easy access from the building. The Areas have been marked upon the plans for clarity.

They will be brought to the front of the alleyway on bin collection day, being every Friday. This is where the bin collections are currently taken from.

This will comprise of 2 no 660 litre bins, 1 for recycling waste and 1 for general waste.

5.5 Appearance

The front of the building is made up of coursed stonework with square detailing and an ornate stone cornice with scrolls. These items will be left untouched in order to preserve the buildings character and maintain the natural appearance with the immediately adjacent buildings.

The front timber entrance door and shop front window are proposed to be painted in a Dark Grey paint, which will be taken from the Heritage range of colours available.

Signage proposals we submitted as part of the application, for which dark grey aluminium pressed signs are proposed, in a thin profile to sit as close to the building as possible.

The main sign over the front window is proposed at 2.745m wide and 0.33m tall.



A hanging sign is proposed to be installed to the existing hanging bracket on the building at a size of 0.6m by 0.6m square.

5.6 Crime Prevention

The applicants have designed the layout in a way where all visitors are visible at all times, although they will still be installed a modern CCTV system, which will be recording throughout the day and evenings.

A new fire alarm and intruder alarm system will also be installed internally, and will be surfaced fixed in order to avoid intrusive works to the existing fabric of the building.

The large picture frame window to the front will provide an open and active frontage to the building, which will afford good views of visitors to and from the building.

The side and rear alleyway will be accessible for staff only and not open to public access

5.6 Sustainability

As with any Listed Building, the fabric of the building will be maintained and preserved as part of the proposed works. Therefore there will be no allowance to upgrade any of the windows, doors and thermal properties of the existing solid stone walls and floors as part of this proposal.

The site is located within a very sustainable location and benefits from being very close to local amenities and a number of sustainable modes of transport.

There is easy access to public transport links as there is a bus stop 20m from the pedestrian access to the site. There are a variety of different bus routes, which pass this bus stop offering a number of destinations around the High Peak, Tameside and Stockport areas.

The site is also behind the local train station, which offers links to the wider area into Manchester and Hadfield.

Therefore anyone wishing to travel to the premises would not have to visit by car, although there is a public car park 30m down the road from the building and further carparks locally to the building than can be easily accessed.

6. Access

Due to the small scale of the proposals it is not deemed to be problematic for the local infrastructure to accommodate additional traffic.

As noted above the building is in a highly sustainable location and will be easily accessible by any modes of transport.

A right of access will be maintained through the side alleyway for bin access and service deliveries

The existing main entrance door access off Henry Street has a small stone step, approximately 100mm high. It would significantly harm the building if this was to be removed and a ramped access installed. Therefore the proposal is to install a small wireless doorbell inside the reveal of the entrance opening for any disabled persons visiting the premises who require assistance to enter the building. As the step is relatively small, one of the members of staff will assist anyone requiring help into the building immediately.

The scheme will also provide a new disabled toilet facility in accordance with approved document M of the building regulations.

This will serve as a uni-sex toilet as well as being the dedicated on site staff toilet also

7. Conclusion

This statement should be considered in conjunction with the supporting documents accompanying this planning application.

The scheme proposal complies with local and national guidance and embraces current guidance and that the Refurbishment proposals are respectful of the architectural and historical significance of the building and considered to do no significant harm.

The proposals will revitalise a prominent building of architectural significance that has otherwise been under-utilised by its current usage.

The scheme is in a sustainable area with excellent transportation links to a number of local towns & cities.

On the basis that this statement and accompanying supporting documents demonstrates that the proposals have considered with the highest regards the quality of the design, the appropriateness of the site location and the positive nature of the development.