

Ref Heritage Statement For Planning

Re 24, Curley Cornet ,Henry Street

Glossop,

SK138BW,

August 2022

Barry Winterbottom FRICS Plans Drawn
Planning Application ref HPK/2022/0387

Statutory Address:

Re 24, Curley Cornet ,Henry Street Glossop,
SK13.8BW,

The building lies within the boundary of one authority.

High Peak Borough Council

Property Details

Lies within the Norfolk Square Conservation area of Glossop
First designated as a Conservation area on 21 st April 1970
Further extended 27th April 1994
and then confirmed on 26 th June 2003.

Previous Uses .

It was a Hair dressing Salon until it closed 01/12/ 2021 last year.

The property has remained vacant for a period .

The client bought the property at auction this year

The client therefore wishes to retain usage as a shop and a coffee café to the first floor and a Beauty Salon to the ground floor . Both of these uses are most viable at this moment in time.

The site is a split level as shown on drawings HS24 01a to 05a as amended

My Client is trying to diversify and increase the floor area by demolition of the single storey roof and ceiling and extension to the first floor area by increasing the usable floor area internal of the Property to generate further income, and make the use of the small building more viable.

Whilst maintaining its current look with a more viable material providing and maintaining the existing looks for a longer term and maintaining the look and feel of the building .

Existing Design principles

Externally the frontage and all elevations to the shop will be retained and to the first floor level will be retained and extended as well .

The new and maintained materials used will all match the existing finishes but with a more durable sustainability , easier to maintain and longer lasting whilst retaining the old charm look.

But the Property has had a couple of Planning Permission over the past 30 years
Had planning permission approved for

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Change of use from vacant property to Shoe repair 22/05/92 HPK/ 1992 1694

Change of Use to an Ice Cream Parlour ref HPK/2001 0273 .16/07/2001

Present condition generally external, all the external façade timber cladding is showing serious signs of lack of maintenance and repair and is looking very shabby.

Lower level is original stone work which will be maintained.

The roof also requires major maintenance now and in need of major repair.

Internally to both it has not been modernised to any degree over the years

There is no discerning original features i.e. Skirting plaster mouldings, covings corniches panelling, architraves etc. internal stairs that are dangerous and need removing and all the external windows and doors are beyond maintenance and need replacements,

There are no internal redefining features currently as these have all been removed over the years
no corniches no skirting to flooring or internal fittings of any sort .

New design Principles

Retaining all the existing external features whilst making the access more usage for DDA

The building external will stay the same look but the refurbishment will maintain the building and it will be more sustainable .

The external elevations to all the frontage will look the same all windows Front and rear etc are in a very poor state of repair and need replacing urgently to the same design and colour with the addition of conservation double glazed windows

The use and design was conceived going through the various uses

Retaining it as a total commercial property especially at this time the client requires to increase and generate extra income and this will sustain the property for the future.

