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Consultee Response.

Date: 24/10/2022.

Application ref: HPK/2022/0387.

Case Officer: Tom Hiles.

Proposal: 'Change of use to first floor coffee café, ground floor to a beautician with a first floor extension replace all defective external elements roof, cladding doors and windows rainwater pipes and gutters'.

Dear Tom,

24 Curly Cornet, Henry Street, Glossop, Derbyshire, SK13 8BW.

Objection.

Whilst there is no issue in principle with revitalising a shop or retail unit, I have concerns this prominent corner plot in Norfolk Square Conservation Area will be harmed by this proposal.

On approach from the west, the natural topography of the street which is noted in the Conservation Area appraisal, lends itself to be very much part of the relationship between this vicinity and the corner plot. Due to this, the site is well integrated and surprisingly subservient in the streetscape, despite the existing timber cladding. Paired with the greenery and ornate stone steps to the left and behind the site heading toward the Grade II listed Conservative Club, the open feel and remaining historic character of this fairly central portion of the Conservation Area, remains legible.

On approach from the north, the natural topography slopes down once more with views of the rolling hills and landscape further afield. The site, now on the right-hand-side, is marginally tucked away and inconspicuous, quaint and in the periphery of the dominating detailed stone vernacular buildings nearby.

Historic OS maps and the 1857 Poor Law Map shows this small building to be in situ around the time Norfolk Square was under construction. Historic evidence suggests the structure was a Coal Office, at one time relating to the Grade II listed Bank House a little way down to the west. The building is of the vernacular materiality, consisting of Milstone grit with modest ashlar stone door surrounds and miniature chimney. The righthand portion sees its lower level to be of matching Milstone grit, with the first floor clad in timber, and the overall appearance similar to a Toll House or a Lock Keepers Cottage. It is an interesting and unusual historic building, in comparison to its large and dominating counterparts nearby and across the road, further adding to its significance and historic legibility.

The scheme sees a first floor extension that would irreversibly alter the structure, predominantly at the small one storey portion of the building. The timber clad section extended across the top of its entirety makes for a fairly lengthy two storey building in visual competition with the setting. This extension will cause visual detracton and fragment the intimate location, and be harmful to the identity of the

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Conservation Area. I also note what looks to be the insertion of contemporary composite doors, a product not best suited to a historic townscape. It should also be pointed out that Timber cladding is ill advised, as per the High Peak Borough Council Design Guide. I recognise there is timber cladding in situ, but it is pertinent to refrain from exacerbating this or adding to it. I do however, appreciate the mirroring of the upper storey window design from the right-hand portion of the building.

The building has aesthetic and historic value, despite not being listed in its own right, it does indeed have significance and visual appeal as part of the wider Conservation Area's Character.

I recommend the scheme be revised to best reflect this structures values, unique aesthetic elements and place in the Conservation Area, and as such the character of the wider vicinity.

Kind regards

Miss E Holland.
Conservation Officer.

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