



High Peak Borough Council
working for our community



Conservation Response.

Date: 14/02/2023.

File/Application ref: HPK/2022/0516.

Case Officer: James Stannard.

Proposal: 'Division of existing industrial premises into 3.no dwellings to ground and first floors (including new first floor to former chapel area).

Address: Northern Glass Works Ltd, Manor Park Road, Glossop, Derbyshire, SK13 7SH.

Dear James,

The Grade II former Glass Works and former Chapel building (List UID: 1384281) is quite smart and humble, and has a clear relationship with the line of terraces and its neighbour; Grade II Tabernacle Chapel (List UID: 1384279). Much historic interest is demonstrated in this vicinity. The buildings on Manor Park Road frame Manor Park, and despite the southern portion not being within the Conservation Area, they do in fact contribute to the setting of the wider area and designated Old Glossop Conservation Area. The locations of the two Grade II buildings appear to behave like markers along the road, as the remainder of the buildings are typical vernacular dwellings.

I am pleased to see what appears to be a respectful intervention and rejuvenation to a listed building. From the scheme I can gather most if not all historic elements are endeavoured to be retained where possible, or reinstated.

I am content with the removal of plastic modern windows units and the reinstatement of timber window units. This is seen to be in line with Historic England guidance regarding Traditional Windows and is a correct approach for a listed building. Though naturally further information regarding their specification, colour code and the like is required. Additionally, details of timber doors required.

There is a glazed inscribed pane above the front door. Is this to be retained or revitalised into something more inkeeping?

I can see the mezzanine is to be retained in its current position and relative sizing. I have no issue with this as it will remain unseen to a degree from the exterior, and will not impede or visually fragment the tall glazing on the side elevations.

Further information required for the lime repointing and the current status. Will this be across all elevations? What mix ratio? From preliminary investigation the current mortar is inappropriate and seemingly daubed on quite heavily. The mortar courses in this stone would traditionally have been quite fine.

P O Box 136 Buxton SK17 1AQ
E-mail customerservices@highpeak.gov.uk Website www.highpeak.gov.uk

Moorlands House Stockwell Street Leek ST13 6HQ
E-mail info@staffsmoorlands.gov.uk Website www.staffsmoorlands.gov.uk

Acknowledge the datestone will be revealed and this is appropriate, though feel the current traditional black handwritten sign does also contribute to the frontage.

I appreciate the railings at the frontage and their respective details will be reinstated. Further details required. I presume they will also be cleaned/repainted etc?

I notice the structural survey notes damp and some dislodged roof tiles. This needs to be addressed and any rainwater goods repaired or replaced, similarly any roof valleys and flat portions would need attention.

I will note I am not keen on the rooflights to the core of the building. See drwg ref: *proposed roof plan 2120L.13 Rev C*. I am concerned this would give the building somewhat of a generic warehouse appearance not best suited to the vernacular. Additionally, it is not a traditional feature found in this age or style of Chapel and I feel it would lessen its character.

I think perhaps the vehicle parking as seen on drwg ref: *proposed site plan 2120L.15 Rev B* is not a ideal use of this outside space. I am concerned a collection of vehicles in this area will not enhance nor contribute to the setting of the listed building. Though there is an idea of four spaces allocated here, from a street facing perspective there looks to be no adequate room to manoeuvre and I would be concerned of vehicles catching the building.

Regards,

Miss E Holland.
Conservation Officer.