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Conservation Response.

Date: 15/02/2023.

File/Application ref: HPK/2022/0532 .

Case Officer: Declan Cleary.

Proposal: 'Two storey extension to the rear and a change of use for the first floor to a self contained flat'.

Address: 88 High Street West, Glossop, Derbyshire, SK13 8BB.

Dear Declan,

Objection.

The High Street (both east and west portions) within Norfolk Square Conservation Area is defined by small two storey vernacular terraces characterising the towns development and growth in response to the mills and industry. Historic uniformity remains in many features, predominantly in the building and roofing material, low pitch roofs and simple fenestration. Each terrace further marked by short chimney stacks with many original thackstones still in situ, a traditional building element in Derbyshire.

The scheme shows the loss of the chimneys, for which I see no real justification. The application shows no analysis of the chimney nor are any photographs provided. From preliminary investigation, inappropriate repair methods have been applied which will be the reason for its deterioration. The thackstones are no longer able to do their historic purpose.

Further to this, the scheme shows solar panels despite not being noted in the application title, proposed to be installed on the principle street facing elevation. This is totally inappropriate and looks to cause much visual conflict to the Conservation Area and therefore conflict within the setting. As noted, the buildings are humble and small consequently the installation of a solar array and loss of historic features combined sees as a result the proposal looking to be visually at odds with its context. See drwg ref: *A3PM3D 1032 02 Existing front and rear elevations* and *A3PM3D 1032 05 Proposed front and rear elevations*, the level of change to the frontage looks to sanitise and eliminate elements that currently unite the building with its counterparts.

There is no window specification provided to demonstrate this intervention at the first floor front elevation. Details and drawings from a company/architect/product/design/colour/opening and the like would be expected.

The proposed rear extension is quite extensive. I do note neighbouring properties have similar elements but it must be made aware each application is determined on its own merits. The rear elevation looks to be similar to that found at the rear of a Victorian or modern terrace, or something of that ilk. The rear of these terraces can in fact be seen from the Arundel Street where Grade II listed Glossop Gas Works resides. The rear of no.88 as viewed from the listed building currently looks fairly subservient and legible, the low existing extensions are successful. I am concerned the addition of

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another cumbersome extension would see the overall footprint of the historic terrace irreversibly transformed. In addition to this, the setting of the Grade II asset would see a level of cumulative impact.

The remainder of the two assets noted, Grade II listed Former Methodist Chapel and Sunday school with attached walls and railings, and Grade II listed The Oakwood and Oakwood Restaurant are at ample distance they would not see impact as a result of the scheme.

To conclude, I cannot support this scheme as it is not thoroughly realised. I would suggest revision or withdrawal.

Regards,

Miss E Holland.
Conservation Officer.

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