

# Heritage Statement

41 Union Road, New Mills, Derbyshire, SK22 3EL

Proposed change of use at first floor to one bedroom flat

March 2023

## 1.0 Introduction

This statement is submitted by Planmart LTD on behalf of Mr Kawa Shami Ahmed for the change of use of the existing premises at first floor at 41 Union Road to a 1 bedroom flat (Class C3).

## 2.0 The Existing Building

The property is a mid terrace property located within the New Mills Conservation Area which is protected by an Article 4 Direction. New Mills is located approximately 8 miles south-east of Stockport and 15 miles from Manchester. To the south of the site is the River Goyt running along the bottom of a 70 feet deep gorge known as the Torrs.

Union Road runs north-south with Union Bridge spanning the River Goyt at its southern end. The road rises gently to the north with mainly two-storey traditionally constructed, commercial properties facing the highway.

The existing property is a barbers shop (Class A1) at ground floor with a fully glazed facade with a central door and canopy over and a 1 bedroom flat above. The last planning history for the site shows meeting rooms and office space at ground and first floor (HPK/0003/2798) however the client purchased the property in February 2022 and the first floor was sold as a 1 bedroom flat.



Front Elevation - 41 Union Road

#### Planning history:

HPK/0003/2798 - 41 Union Road - Conversion to meeting rooms and offices for New Mills Volunteer Centre (Approved 18/08/1993)

HPK/0003/2393 - 41 Union Road - Conversion of first floor into flat (Approved 20/04/1993)

HPK/0002/9197 - 41 Union Road - Projecting illuminated sign (Refused 04/05/1990)

HPK/0002/7404 - 41 Union Road - Shop Sign (Approved 10/01/1989)

HPK/0002/6924 - 41 Union Road - New shop window and entrance to new toilet to rear of shop (Approved 17/08/1988)

### **3.0 Heritage significance**

The property is a two storey mid terrace located within the New Mills Conservation Area which is protected by an Article 4 Direction and designated in 1985.

The property is located on Union Road. Union Bridge, a high level bridge constructed in 1884 linking New Mills with Newtown, was a catalyst for the construction of the terraced houses and shops along Union Road immediately after its erection. These new properties were remarkably regular in style and size compared to the irregular pattern of the development 100 years previously on High Street.

The property is constructed of coursed buff gritstone with stone heads over the two first floor windows. The roof is constructed of natural blue slates. The rear has two storey extension which it shares with 43 Union Road and a single storey flat roof extension.

### **4.0 Impact of the proposals**

The proposal seeks to change the use of the first floor above the existing barbers shop to a 1 bed residential flat. Approval was been granted in the past (HPK/0003/2393) and it is the clients desire for the first floor to remain as a 1 bedroom flat.

The impact to the heritage aspects of the building and surrounding area will be negligible as the street frontage will remain unchanged.

### **5.0 Conclusion**

The scheme seeks to change the use of the first floor to a flat. The external appearance of the property will remain unchanged and therefore the host dwelling and surrounding conservation area will not be impacted.