

Conservation Response.

Date: 05/04/2023.

File/Application ref: HPK/2023/0025.

Case Officer: Rachael Simpkin.

Proposal: 'Demolition of redundant buildings including partial demolition of modern extensions to Redcourt and redevelopment of site to provide 24 dwellings (use class C3) including the retention and conversion of Redcourt together with access, parking and landscaping (resubmission of application reference HPK/2020/0034).

Address: Land south of Hollin Cross Lane, Glossop, Derbyshire, SK13 8JH.

Dear Rachael,

I am content with extent of restoration works to Redcourt. To begin with namely:

- Removal of modern one and two-storey extensions. (Apparent 'post war' structures).
- Removal of red paint. - Cleaning method TBC.
- Restore brickwork. - More information required.
- New metal windows. - Window specification/schedule required.
- Commercial Flue removal.
- Reinstatement of chimneys. – More information required, brick sample etc.
- Removal of external modern staircases.

Though I am not confident in the following interventions:

- Grey doors to Redcourt. I don't believe this colour choice is an enhancement. If some original doors are in situ, reference can be taken from these for style and colour.
- Some photos show decorative plaster ceilings and or cornices? Are these to be retained? More information required.
- Other photos show some lath and plaster walls/ceilings? Are these to be repaired and retained?
- Removal and alterations of original fanlights. See drwg ref: 5417-PAL-RC-XX-DR-A-1300E – *Redcourt Proposed elevations*. Not sure of the justification of this. Features like this are part and parcel of the building's original design. Photos of these pieces and further explanation would be helpful. 3.4.6 of the Heritage Statement notes the details of windows, doors and the like in the vicinity. Happy to see plastic modern UPVC units being removed.
- Amount of hardstanding around Redcourt and lack of soft setting is a concern. See drwg ref: 5417-PAL-ZZ-ZZ-DR-A-1102 P7 *Boundary treatment plan*. It would be conducive to reinstate setting and some softer visual context around the site. In the proposed, the building feels exposed and I am keen to see some enhancement to its surroundings.
- Loss of wood panelling within Redcourt. I don't believe there is any sound justification to this. Elements such as this relate to the age of a property, its design, design trends and are



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intricate features. Stripping of such begins to purify any historic character and aesthetic qualities.

- I am unsure of the removal of the porch to Redcourt. I understand it is in poor condition though it is marginally endearing and gives a visual cue to a frontage or approach with matching pitches to the gables. Without, see drwg ref: *5417-PAL-RC-XX-DR-A-1300E - Redcourt Proposed Elevations* the frontage appears illegible and *proposed elevation 01* and *03* are undecipherable without context as to which is the principal elevation.
- Rear elevations of new dwellings see both a dormer and an offset rooflight. This makes for a strange roofscape and would suggest one or the other and not both. See drwg ref: *5417-PAL-01-ZZ-DR-A-1101 P4- B01 Proposed floor plans and elevations*.
- Lack of chimneys on some house types. See drwg ref: *5417-PAL-01-ZZ-DR-A-1101 P4- B01 Proposed floor plans and elevations*. I suggest the inclusion of chimneys to ensure visual consistency across the new dwellings and site. Houses without chimneys tend to appear quite odd and dull.

Regards,

Miss E Holland.
Conservation Officer.

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