

Heritage Statement

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

Proposed erection of external staircase, timber canopy and replacement of rear first floor external door (retrospective)

March 2023

1.0 Introduction

This statement is submitted by Planmart LTD on behalf of Mr Kawa Shami Ahmed for the retrospective erection of a rear external staircase, timber canopy and replacement of rear external first floor door.

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. 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.



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 retrospectively gain approval for the erection of a rear external staircase from ground to first floor, timber canopy at first floor and the replacement of an existing first floor external door.

The proposal is located to the rear of the property and therefore can not be viewed from the high street. The rear of the neighbouring commercial properties have similar metal access staircases and first floor flat doors. The area is used for parking for staff members



Rear Elevation - 41 Union Road

5.0 Conclusion

The scheme seeks to erect a staircase to allow access to the first floor flat (currently being retrospectively applied for.) The door is an external quality door installed to replace an existing first floor door. The proposal is to the rear of the property and of a similar appearance to other properties to the rear of Union Road.