

Conservation Response.

Date: 13/07/2023.

File/Application ref: HPK/2023/0205 & HPK/2023/0206.

Case Officer: Nicole Quinn.

Proposal: 'New gate and hardstanding' & 'Listed Building consent for a new gate and hardstanding'.

Address: 58 Church Street, Glossop, Derbyshire, SK13 7RN.

Dear Nicole,

Objection.

The Heritage Statements concerning the schemes, again, lack the level of detail expected. My comments echo that of an earlier response for the third application at this address. It appears as though none of the supporting information has now gone into any detail regarding setting and an assessment of this, and what methods have been explored to mitigate harm on setting as a result of the projects. In regard to these cases, I am not sure how it can be concluded no harm will arise on the setting of the neighbouring listed building, when it has not been discussed at any level. Similarly in regard to archaeology and historic features, I am not sure how this can be concluded to have no adverse effect when it has not been discussed.

The projects in this case show an upheaval of earthworks and replacement of which with further hardstanding in immediate proximity to GII no. 56. The works appear to be at the extent of the east elevation of GII no.56. The existing plans show a concrete pad is currently in situ, with other patches of concrete at the most northerly point of the area. Works of this nature are particularly invasive, and the supporting information goes into no detail regarding method and intended approach to convincingly explain how the earthworks will have no impact on archaeology or historic features. There also does not seem to be any detailed drawings in section demonstrating to what proximity the new hardscaping will be to the listed building, whether it will be attached or at what ground level in relation to the property's footings or plinth where relevant. This is a significant element to be considered in respect of the integrity of the listed building's fabric. There also does not seem to be any consideration for water run-off, pooling or any drainage details despite the fact the envisaged works propose to add what is extensive hardscaping immediately adjoining historic stonework. This of course also concerns the integrity of the masonry of no.58.

Further information seen to be lacking is the proposed stone type for the hardstanding or discussion of intended material palette, working precedents or how the material palette has been informed.

The method of attaching a gate to the listed building shows a particularly invasive approach with incompatible materials such as resin and steel bolts. This is not supported, and unfortunately an alternative approach has not been explored. I again, echo earlier comments regarding the owners of the listed building; works directly concerning this heritage asset's fabric does concern them.

To conclude; the proposals fail to show a comprehensive scheme enabling me to provide full support at this time. I cannot determine there will be any public benefit to outweigh the harm imposed on no.56, and as such I recommend refusal.

Regards,

Miss E Holland.
Principal Conservation Officer.

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