

Heritage Impact Assessment

Shire Hill Hospital, Glossop, Derbyshire

Cube Homes



CUBE HOMES

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Heritage Impact Assessment:

Shire Hill Hospital, Glossop, Derbyshire

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Non-Technical Summary

Lanpro Services Limited was commissioned by Cube Homes to produce a heritage impact assessment to inform a reserved matters application for a residential development at the former Shire Hill Hospital, Glossop, Derbyshire (centred at NGR SK 04211 85283). Consent was granted on an outline application (ref HPK/2019/0316) at appeal in September 2022 (ref APP/H1033/W/21/3286543). The proposals for the reserved matters application have been informed by extensive pre-application consultation with the planning officers, including Conservation, at High Peak Borough Council.

This heritage impact assessment is informed by a detailed heritage statement (Purcell 2019) submitted with the outline application, which provides an understanding of the site and assesses the significance of the built heritage assets. It has been prepared in compliance with the National Planning Policy Framework (NPPF 2023), to identify and provide a description of the significance of heritage assets within the site and the likely effects of development on that significance.

The former Shire Hill Hospital complex (formerly Glossop Union Workhouse) is recorded by the Derbyshire HER as a non-designated heritage asset (HER MDR23063) and is, therefore, considered to be of local significance. An in-depth assessment of the upstanding structures of the complex (Purcell 2019) identified that the hospital had been altered to a point where the value is limited. Furthermore, there has been extensive vandalism and deterioration of the buildings since the NHS closure in 2018 and the buildings are currently in a dilapidated condition.

Nevertheless, those structures deemed to be of most significance to the heritage interest of the site were the 1832-4 Workhouse and Barn. Those of 'medium' relative significance included the infill structure between the Workhouse and the Barn, the original late 19th century Infirmary (original element of the Ward block), the early 20th century former cottage and water tank with adjoining stone retention wall. The landscaped garden area fronting the site (south) was also considered to be of 'medium' significance. The remainder of the site was classified as either 'low', 'neutral' or 'detrimental' and therefore considered to be of little or no heritage interest.

Most of what is deemed to be of heritage value in the Shire Hill Hospital site is vested in the local historic interest relating to the former Glossop Union Workhouse, as several of the structures illustrate the construction and designed use in 19th century buildings utilised for poor relief. The later developments within the study site, including alterations to the 19th century structure and addition of new buildings, illustrate the changes in both design as well improving health standards that came into practice with the evolution of social welfare as a whole. However, the essential principal elements have been lost to subsequent phases of modification and development.

The proposed development of the site is in accordance with the outline approval (ref. HPK/2019/0316) wherein it was intended that the full site would be redeveloped for residential purposes, with demolition of all buildings with the exception of the Administration block. The reserved matters application, with which this heritage impact assessment will be submitted, includes details for the refurbishment of the Administration block, specifically relating to the former Workhouse building, the Barn and the infill, in order that it will be suitable for current housing standards.

It is considered that the physical removal of all but the Administration building would have a harmful effect (less than substantial) on the non-designated Shire Hill Hospital (formerly the Glossop Union Workhouse). This was acknowledged during the granting of consent for the outline application in 2022 in which a balanced judgement was made in favour of the benefits of the proposed scheme (in line with para 209 of NPPF (2023)). Due to modern alterations and substantial deterioration and vandalism of the buildings since the closure in 2018 eroding any architectural interest, much of its heritage value is now vested in its local historical interest. The proposed development has been designed to respond to the current layout, by retaining the extant earliest buildings and maintaining the build line along this frontage. This retains legibility of the historic linear frontage and east/west alignment of the earlier Workhouse and Infirmary buildings in the proposed layout,

whilst also ensuring that the mass and scale of the buildings relate to the extant buildings. Its historic edge of settlement location has also influenced the material palette and the layout of the buildings within the modern contemporary character area on the north side.

1 Introduction

- 1.1.1 This heritage impact assessment (HIA) of Shire Hill Hospital, Glossop, Derbyshire (hereafter to referred to as the 'study site') has been prepared by Lanpro Services Limited on behalf of Cube Homes. The site lies within the administrative boundary of High Peak Borough Council. This assessment has been undertaken to inform a reserved matters application for a residential development. Consent was granted on an outline application (ref HPK/2019/0316) at appeal in September 2022 (ref APP/H1033/W/21/3286543). The proposals for the reserved matters application have been informed by extensive pre-application consultation with the planning officers, including Conservation, at High Peak Borough Council.
- 1.1.2 This HIA is informed by a detailed heritage statement (Purcell 2019) submitted with the outline application which provides an understanding of the site and assesses the significance of the built heritage assets. It is not intended to reproduce the results of the heritage statement, and this should be read in conjunction with the following HIA.
- 1.1.3 The following document has been prepared in compliance with the National Planning Policy Framework (NPPF 2023), to identify and provide a description of the significance of heritage assets within the site and the likely effects of development on that significance.
- 1.1.4 The following report makes reference to the relevant legislation contained within the Planning (Listed Buildings and Conservation Areas) Act 1990 and both national and local planning policy. In addition, relevant Historic England guidance, notably the recently published *HEAN 12: Statements of Heritage Significance* (Historic England 2019), *GPA3: The Setting of Heritage Assets* (Historic England 2017) and *Conservation Principles* (English Heritage 2008) has been consulted to inform the judgements made.
- 1.1.5 The conclusions reached in this report are informed by detailed historic research, a site inspection and the application of professional judgement based on historic, archaeological, architectural or artistic interest.
- 1.1.6 This HIA does not consider below-ground (archaeological) heritage assets.

2 Legislation, Policy and Guidance

2.1 General

- 2.1.1 In considering any planning application for development, the local planning authority will be guided by current legislation, the policy framework set by government planning policy, by current Local Plan policy and by other material considerations.
- 2.1.2 The national policy framework (NPPF, DLUHC 2023) states that planning applications should consider the potential impact of the development upon heritage assets which includes both designated heritage assets (for example listed buildings and Conservation Areas) and non-designated heritage assets usually comprising assets recorded on a Local List or the Historic Environment Record.

2.2 Current Legislation

- 2.2.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 (the 1990 Act) provides for the protection of listed buildings and Conservation Areas and is largely expressed in the planning process through policies in regional and local planning guidance, as outlined below. This act is the primary legislative instrument addressing the treatment of listed buildings and Conservation Areas through the planning process.
- 2.2.2 Section 66 of the 1990 Act states that ‘...in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses’.

2.3 National Planning Policy Framework

- 2.3.1 Section 16 of the NPPF (DLUHC 2023), entitled ‘Conserving and enhancing the historic environment’ provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets.
- 2.3.2 Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development,
 - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment, and
 - Conservation of England's heritage assets in a manner appropriate to their significance.
- 2.3.3 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 200 states that planning decisions should be based on the significance of the heritage asset (and any contribution made by its setting), and that the ‘level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal upon their significance’. This is supported by paragraph 201 which states that LPAs should take this into account when considering applications.
- 2.3.4 Paragraphs 205-207 consider the impact of development proposals upon the significance of designated heritage assets. Paragraph 205 states that where a development is proposed that would affect the significance of a designated heritage asset ‘great weight should be given to the asset’s conservation (and the more important the asset, the greater this weight should be)’. Paragraph 208 emphasises that ‘where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits’ of the scheme, bearing in mind the great weight highlighted in Paragraph 205.

- 2.3.5 Heritage Assets are defined in Annex 2 of the NPPF as: *‘a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)’.*
- 2.3.6 A Designated Heritage Asset comprises a *‘World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.’*
- 2.3.7 In short, government policy provides a framework which:
- Protects nationally important designated heritage assets,
 - Protects the settings of such designations,
 - In appropriate circumstances seeks adequate information (from desk-based assessment and field evaluation where necessary) to enable informed decisions, and
 - Provides for the recording of sites not significant enough to merit in situ preservation.

2.4 Planning Practice Guidance

- 2.4.1 The Planning Practice Guidance (MHCLG 2019) is a web-based resource which is to be used in conjunction with the NPPF. It is aimed at planning professionals and prescribes best practice within the planning sector. The relevant section is entitled ‘Conserving and enhancing the historic environment’. The guidance given in this section sets out the best practice to applying government policy in the NPPF. It provides an interpretation for each of the interests assigned to heritage assets in understanding significance: archaeological, architectural and artistic, and historic (Paragraph: 006 Reference ID: 18a-006-20190723).

2.5 Local Planning Policy

- 2.5.1 The *High Peak Local Plan* was adopted by High Peak Borough Council in April 2016. It sets out the development strategy, strategic and development management policies and land designations for the parks of High Peak that lie outside of the Peak District National Park. The following policy within the Local Plan is considered relevant to this assessment:

Policy EQ 7 Built and Historic Environment

- 2.5.2 The Council will conserve heritage assets in a manner appropriate to their significance. This will take into account the desirability of sustaining and enhancing their significance and will ensure that development proposals contribute positively to the character of the built and historic environment in accordance with sub area strategies S5, S6 and S7.
- 2.5.3 Particular protection will be given to designated and non-designated heritage assets and their settings including:
- Listed Buildings
 - Conservation Areas
 - Historic Parks and Gardens
 - Scheduled Monuments
 - Archaeological Sites or heritage features
 - Heritage trees and woodlands

- Locally listed heritage assets

2.5.4

This will be achieved by:

- Requiring all works that could impact on a heritage asset or its setting or sites with the potential to include assets, to be informed by a level of historical, architectural and archaeological evidence proportionate to their significance and sufficient to understand the potential impact of a proposal. Where appropriate, the Council may also require historical research and archaeological recording to be undertaken before works to a heritage asset commence.
- Preventing the loss of buildings and features which make a positive contribution to the character or heritage of an area through preservation or appropriate reuse and sensitive development, including enabling development, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss or other relevant provisions of the NPPF apply.
- Ensuring that development within the Area of Archaeological Interest as identified on the Policies Map does not have a significant adverse impact on any known or yet to be discovered heritage assets. Planning conditions and/or obligations will be agreed to ensure that archaeological or heritage features are recorded or retained intact in situ. Where this is impractical, such features will be appropriately excavated and recorded prior to destruction. Within the Buxton Area of Archaeological Interest development proposals should be informed by desk-based assessment/field evaluation as appropriate to assess the potential for impacts to Roman archaeology. Where proposals are likely to affect other known important sites, sites of significant archaeological potential, or those that become known through the development process, an archaeological evaluation will be required prior to their determination.
- Requiring proposed developments that affect a heritage asset and/or its setting, including alterations and extensions to existing buildings, to demonstrate how the proposal has taken account of design, form, scale, mass, use of traditional materials and detailing, siting and views away from and towards the heritage asset in order to ensure that the design is sympathetic and minimizes harm to the asset.
- Requiring proposals for the change of use of heritage assets, including listed buildings and buildings in Conservation Areas to demonstrate that the proposal is considered to be the optimum sustainable and viable use that involves the least change to the fabric, interior and setting of the building.
- Requiring development proposals in Conservation Areas to demonstrate how the proposal has taken account of the distinctive character and setting of individual Conservation Areas including open spaces and natural features and how this has been reflected in the layout, design form, scale, mass, use of traditional materials and detailing, in accordance with Character Appraisals, where available.
- Requiring the retention of shop-fronts of high architectural or historical value wherever possible. Proposals for replacement shop-fronts and signage, or alterations to shop-fronts affecting heritage assets should respect the character, scale, proportion and special interest of the host building and its setting.
- Continuing the programme of Conservation Area Character Appraisals.
- Ensuring that appropriate heritage assets are added to the local list of buildings of archaeological or historic interest.

- Using Article 4 Directions to control permitted development in the Central, College, Hardwick, and Buxton Park Conservation Area in Buxton and the Old Glossop, Higher Chisworth and New Mills Conservation Areas.
- Providing occasional grant funding, as resources permit, to allow owners or occupiers of historic commercial buildings to improve or enhance their shop-fronts, windows, doors and signage in a traditional and sympathetic manner.

2.6 Professional Guidance

- 2.6.1 The ClfA *Standard and Guidance for Historic Environment Desk-based Assessment* (2020) provides guidelines and recommendations for best practice in undertaking archaeological desk-based research and assessment.
- 2.6.2 This document has also been prepared in accordance with the general guidelines set out in British Standard 7913:2013 *Guide to the Conservation of Historic Buildings*.
- 2.6.3 Guidance on the implementation and interpretation of historic environment policy has been provided by the Historic England publications *Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment* (GPA2, 2015) and the *Historic Environment Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets* (GPA3, 2017).
- 2.6.4 Historic England's GPA2 outlines a seven-stage process for the assembly and analysis of relevant information relating to heritage assets potentially affected by a proposed development:
- Understand the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment,
 - Understand the significance of the affected assets,
 - Understand the impact of the proposal on that significance,
 - Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF,
 - Look for opportunities to better reveal or enhance significance,
 - Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change, and
 - Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.
- 2.6.5 In order to understand the nature, extent and level of significance GPA2 advocates considering the four types of heritage value an asset may hold, as identified in *Conservation Principles* (English Heritage 2008): *aesthetic, communal, historic* and *evidential*. However, NPPF (2021) has since provided a definition of significance dependant on the following four interests: *archaeological, architectural and artistic, or historic* (para 2.4.1, above). The following assessment of significance results from a combination of any, some or all of these values and interests.
- 2.6.6 Historic England's GPA3 recognises that whilst setting is not a heritage asset, elements of a setting 'may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral' (para. 4). Setting is described as being distinct to curtilage, character and context. This guidance also notes that the contribution of setting to the significance of a heritage asset is often expressed by reference to views, although

the importance of setting lies in what it contributes to the significance of the heritage asset, and this can be influenced by a number of other factors.

- 2.6.7 The Historic England advice note, *Statement of Heritage Significance: Analysing Significance in Heritage Assets. Historic England Advice Note 12* (HEAN 12, 2019), brings together all of the above guidance in an analysis of an appropriate approach for applicants for heritage and other consents in providing an understanding of the significance of heritage assets in line with NPPF. It emphasises the level of detail required in support of both planning and listed building consent applications, which should be no more than is necessary, i.e. proportionate to the significance of the heritage asset affected, to reach an informed decision.

3 Methodology

3.1 General Introduction

- 3.1.1 The purpose of a HIA is to meet the requirements of the NPPF and any local plans, in order to inform planning decisions when considering proposals that have the potential to have an impact, directly or indirectly, upon a heritage asset. It is not concerned with other planning issues.
- 3.1.2 The degree of impact on heritage assets is variable and can sometimes be positive rather than negative. The wide range of possible impacts can include loss of historic fabric, loss of historic character, damage to historic setting, and damage to significant views.
- 3.1.3 Under the requirements of national and local policy and in line with professional guidance, the process of heritage impact assessments can be summarised as involving three parts:
1. understanding the heritage values and significance of the designated and non-designated heritage assets involved and their settings,
 2. understanding the nature and extent of the proposed development,
 3. making an objective judgement on the impact that the proposals outlined in Part 2 may have on the information outlined in Part 1.

The following HIA was informed by the detailed heritage statement undertaken for and submitted with the outline application (Purcell 2019). This should be read in conjunction with this HIA.

3.2 Site Visit

- 3.2.1 A site visit was undertaken on 20th June 2022, in bright and dry conditions, to provide an assessment of the character of the study site and appraise the potential impact of the proposed development on any heritage assets (Plates 1-6). A second site visit was undertaken on 6th February 2023 in order to meet with the High Peak Conservation Officer as part of the pre-application consultation.

3.3 Assessment Criteria

Significance

- 3.3.1 NPPF defines significance as:
- The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.*
- 3.3.2 Historic England's *Conservation Principles* (previously English Heritage, 2008) identified four high level values: evidential, historic, aesthetic and communal. NPPF (2023) defines significance in the planning context as resulting from the heritage interest of an asset determined by the following:
- Archaeological Interest: the potential of an asset to yield evidence of past human activity that could be revealed through future investigation. Archaeological interest includes above-ground structures, as well as earthworks and buried or submerged remains.
 - Architectural and Artistic Interest: derives from a contemporary appreciation of an asset's aesthetics. Architectural interest is an interest in design, construction, craftsmanship and decoration of buildings and structures. Artistic interest can include the use, representation or influence of historic places or buildings in artwork. It can also include

the skill and emotional impact of works of art that are part of heritage assets or assets in their own right

- Historic Interest: the way in which an asset can illustrate the story of past events, people and aspects of life (illustrative value, or interest). It can be said to hold communal value when associated with the identity of a community.

3.3.3 These values or interests encompass the criteria that Historic England are obliged to consider when statutorily designating heritage assets.

3.3.4 There are no single defining criteria that dictates the overall asset significance; each asset has to be evaluated against the range of criteria listed above on a case-by-case basis. These values are not intended to be restrictive but are identified in order to help establish a method for thinking systematically and consistently about the heritage values that can be ascribed to a place and contribute to a heritage asset's significance.

3.3.5 In relation to a recognised heritage asset, the production of this HIA also takes into account the contribution which the historic character and setting makes to the overall significance of the asset.

3.3.6 The relative contribution of the heritage values to the significance of the heritage asset(s) are graded as either high, medium, low, neutral/negligible (informed by ICOMOS (2011) and Historic England guidance) and illustrated in Table 2, below.

Table 2: Significance of a heritage asset

Heritage significance	Description
Very High	World Heritage Sites (WHS)
High	Scheduled Monuments (SM), Grade I and II* Listed Buildings, Grade I and II* Registered Historic Parks and Gardens
Medium	Grade II Listed Buildings Grade II Registered Historic Parks and Gardens Conservation Areas
Low	Locally Listed Buildings Non-designated heritage assets
Negligible/nil	Heritage assets with very little or no surviving research value

Setting

3.3.7 The NPPF defines the setting of a heritage asset as:

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

3.3.8 Historic England's GPA3, The Setting of Heritage Assets Setting (2017), was used to inform the methodology for this assessment. The guidance recommends that a systematic and staged '5-step process' to assessment should be adopted, to which this HIA has adopted steps i) to iv):

- identify which heritage assets and their settings are affected,

- ii. *assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated,*
- iii. *assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it,*
- iv. *explore the way to maximise enhancement and avoid or minimise harm,*
- v. *make and document the decision and monitor outcomes.*

3.3.9 The production of this HIA has taken into account the physical and sensory surroundings of the asset, in order to understand the contribution ‘setting’ makes to the heritage significance of the asset(s). This has included topography and intervening development and vegetation. It also considers how the asset is currently experienced and understood through its setting, in particular views to and from the asset and the site, along with key views, and the extent to which setting may have already been compromised.

3.3.10 The relative contribution of the heritage values to the significance of the asset(s) are graded as either high, medium, low, neutral or detrimental.

Definition of Harm

3.3.11 Current guidance by Historic England is that ‘change’ does not equate to ‘harm’. The NPPF and its accompanying PPG effectively distinguish between two degrees of harm to heritage assets – substantial and less than substantial (paragraphs 201 and 202).

3.3.12 In determining the effects of the proposed scheme this assessment is cognisant of case law. In particular, that for Flag Station, Mansel Lacy, Herefordshire [22/09/2015] Case Number EWHC 2688, wherein it emphasised the primacy of the 1990 Planning Act and the fact that it is up to the decision makers in the planning system to ‘*have special regard to the desirability of preserving the [listed] building or its setting*’. HH Judge David Cooke stated, in regards to an impact on the setting of a listed building, (Court of Appeal (PALMER and HEREFORDSHIRE COUNCIL & ANR) in 2016 (Case No: C1/2015/3383) para.34):

It is still plainly the case that it is for the decision taker to assess the nature and degree of harm caused, and in the case of harm to setting rather than directly to a listed building itself, the degree to which the impact on the setting affects the reasons why it is listed.

3.3.13 The judgment was agreed by Lord Justice Lewison at the Court of Appeal, who stated that:

It is also clear as a matter both of law and planning policy that harm (if it exists) is to be measured against both the scale of the harm and the significance of the heritage asset. Although the statutory duty requires special regard to be paid to the desirability of not harming the setting of a listed building, that cannot mean that any harm, however minor, would necessarily require planning permission to be refused.

Methodology for assessing harm

3.3.14 Heritage impact is defined as the potential level of harm or benefit to special architectural or historic interest caused by proposed development. The NPPF stresses that impacts on heritage assets should be avoided and if it cannot be avoided, it should be minimised or mitigated. The NPPF does not prescribe a format or title for analyses of heritage significance and/or impact. The following methodology is based on the guidance set out in HEAN12 (2019):

- Assessment of impact:
 - Effect on fabric
 - Effect on setting

- Cumulative impact
- Avoiding harmful impact(s),
- Enhancing significance,
- Justification for harmful impacts.

Assessment of impact

- 3.3.15 Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Section 8 assesses the effect of the proposals on fabric, setting and cumulative impact on significance. A level of relative impact (major, moderate, minor or negligible) will be assigned to the proposal. Impact may also be beneficial and defined under the NPPFs sustainable development criteria of social, economic or environmental.

Avoiding Harmful Impact(s)

- 3.3.16 Harm to heritage assets should be avoided and if it cannot be avoided, it should be minimised or mitigated. This section will set out how decisions have been taken in the interest of the heritage asset to avoid harm, and if this is not possible, how risk has been mitigated or minimised through design changes.

Enhancing Significance

- 3.3.17 Impact may also have public benefits that can be defined as social, economic or environmental. Heritage benefits such as repairs and reinstatement can be defined as environmental benefits. Any outcomes of the scheme that will enhance significance will be articulated here.

Justification for harmful impacts

- 3.3.18 Where a proposed development will lead to substantial or less than substantial harm, the proposals must achieve substantial public benefits that outweigh that harm or weigh the harm against the public benefits, respectively (NPPF paragraph 201 - 203). The proposals will be justified under the NPPF's sustainable development criteria of social, economic or environmental.

4 Site Appraisal

- 4.1.1 The study site lies on the southern slope of Broom Hill approximately 1.3km to the north-east of the town of Glossop, Derbyshire (centred at NGR SK 04211 85283; Figure 1). The site encompasses an area of c. 1.68ha and is bounded by dry stone walls with varying trees and hedgerows, beyond which are open fields, to the north and west. To the east, the site is bounded by stone walls, beyond which is Blackshaw Clough, whilst the south side is bounded by stone walls and hedges, beyond which is Kilmory Fold Housing estate. The main entrance is accessed from the south from Bute Street, and there is a secondary access from the eastern part of the study site from Blackshaw Clough.
- 4.1.2 The site includes the upstanding surviving buildings of the former Glossop Union Workhouse, later Shire Hill Hospital, as well as internal roads, yards, car parking, areas of hardstanding, grass and trees. The buildings are divided between three main elements (Figure 2):
- Administrative block: Barn, Infill Block, former Workhouse, Kitchen and Laundry Block;
 - Ward block: Infirmary, West Extension and North Extension; and
 - Ancillary buildings: Cottage Building, Water Tank and Piggery.
- 4.1.3 The study site slopes to the south and east from approximately 202m aOD in the north to c. 189m aOD in the south. The areas around the main buildings are fairly level at approximately 195m aOD, the slope to the south and east being fairly abrupt.

5 Historical Background

5.1 Introduction

- 5.1.1 This section provides a summary of the existing historical evidence for the study site, drawing upon detailed documentation submitted with the outline application (ref HPK/2019/0316; Archaeology Collective 2018; Purcell 2019), which remains relevant and should be consulted alongside this HIA.

5.2 Background

- 5.2.1 During the post-medieval period, the textile cottage industry underwent a national expansion, with the population of Glossop increasing during the 17th and 18th centuries when the former small agricultural settlement expanded into a thriving textile town.
- 5.2.2 The Poor Law of 1601 required individual parishes to relieve their poor and set able-bodied paupers to work in premises devoted solely to these ends. It does not appear as though Glossop made any provision (e.g. construction of an almshouse/workhouse) in the years following this, with the costs of looking after those deemed to be a ‘burden’ levied through the local tax system. It was not until the early-19th century that the lack of accommodation was remedied, with the construction of a workhouse on the outskirts of Old Glossop between 1832-34. The workhouse was a two-storey stone building, constructed in a style of older almshouses and a plan form that had continued in use since the medieval period with individual rooms branching off a central corridor, with each room heated by a fireplace and lit by a single window. The original workhouse structure was seven bays in length, with a main entrance in the central bay. This was very much different to those workhouses constructed after the 1834 Act which saw large open wards dividing men and women in separate areas.
- 5.2.3 Prior to 1834, poor law administration within Glossop was controlled by the Vestry, or a group of people representing the local parish church. In 1834, the Vestry advertised for a governor for the new workhouse [at Glossop], who would ‘embrace the management of the Poor House, the collection of rates, and the general discharge of the duties of the Overseer of the Poor’ (Higginbotham 2023). In 1834, a new Poor Law was introduced, largely concerned with setting up the legal and administrative framework for a new poor relief system. This involved the dividing of the parishes of England and Wales into wider Poor Law Unions, with each Union overseen by an elected Board of Guardians.
- 5.2.4 The Glossop Poor Law Union was eventually formed three years after the Act of 1834 on 5th December 1837, at which time it took over administration of the workhouse from the Vestry. Upon its establishment, it was first overseen by 16 Board of Guardians members, representing its two constituent parishes. Formal admission into the workhouse was only authorised by the Board of Guardians and, prior to admission, new arrivals would be placed in a receiving/probationary ward, where their state of health was checked by the workhouse doctor.
- 5.2.5 Unlike the earlier Poor Law, the new Poor Law ensured that the poor were housed in workhouses, clothed and fed, with children receiving some schooling. However, conditions inside the workhouses were deliberately harsh, with an emphasis placed on the segregation of the sexes, resulting in families being split up. In return for care, all workhouse paupers were expected to work for several hours each day. The jobs were unpleasant, usually involving breaking stones or picking oakum, with some children hired out to work in nearby factories or mines. It is likely many of the workhouse inhabitants were sent to work at Charles Lane Quarry (HER MDR13798) just north of the study site.
- 5.2.6 The HER entry notes that in 1840, the workhouse was extended to accommodate women, likely to have been provided by the addition of three additional bays to the west, original single-storey

with a later two-storey addition above. The census of 1851 suggests that the majority of inhabitants were unmarried women and their children.

- 5.2.7 The 1857 Glossop Poor Law Map (not illustrated) is the first plan to depict the Glossop Union Workhouse in detail, which depicts the main Workhouse building on a roughly east/west alignment, with two parallel ranges extending to the west to a small barn. A T-shaped range is depicted to the east of the main Workhouse, as is another building adjacent the road. A series of smaller outbuildings are illustrated to the north, likely piggeries and possibly wards for vagrants. By the mid-late 19th century, this grouping of outbuildings was replaced by a more cohesive northern L-shaped extension, with several outbuildings to the east.
- 5.2.8 The 1868 Metropolitan Poor Law Act permitted Workhouse Boards of Guardians to open infirmaries as parts of workhouses, with such structures typically placed apart from the main building. In 1896-7, an infirmary structure (the Ward block) was built to the west of the Workhouse and Barn, with this T-shaped building originally possessing 40 beds. The construction of this facility also necessitated a number of auxiliary structures (e.g. wards, kitchens and laundries), which were built to the north and east of this new building. In 1902, a large new laundry building was built to the north of the main workhouse, with the infirmary building extended between 1926-7 and new kitchens constructed west of the laundry in 1927.
- 5.2.9 The general depression in the years following the First World War, in addition to the 1926 miners' strike, put a tremendous strain on the workhouse system, with many of the unions going bankrupt (Higginbotham 2023). On 1st April 1930, The Local Government Act was passed, which abolished the Workhouse Board of Guardians and transferred all responsibility to local councils. The former Glossop Union Workhouse became the Glossop Public Assistance Institute (PAI). These PAIs provided accommodation for the elderly, chronically sick, single unmarried mothers, and vagrants.
- 5.2.10 With the introduction of the 1946 National Health Service (NHS) Act, many former PAIs came under the control of Hospital Management Committees under Regional Hospital Boards (Higginbotham 2023). In 1948, following the abolishment of the Poor Law, the NHS took over the Glossop PAI complex, renamed Shire Hill Hospital. Shire Hill operated as a long-stay hospital for elderly patients.
- 5.2.11 After acquiring the Shire Hill Hospital complex, the NHS carried out several renovations to the site, both internal and external. A number of the original workhouse auxiliary buildings were demolished across the site, with the infirmary building gaining a new north wing and an extension to the existing west wing. Until recently, the site was owned by the NHS Tameside and Glossop Integrated Care Foundation, a Foundation Trust Hospital, with Shire Hill utilised as a rehabilitation, or 'intermediate care' facility. The hospital was closed in 2018 and the site is presently unoccupied.

5.3 Setting of the Shire Hill Hospital

- 5.3.1 The site is situated at the north end of the settlement of Glossop, extending from the modern residential development at Kilmory Fold to its south and the recent development on the site of Hawkshead Mill, where the topography rises to the north and west. The open rural aspect therefore provides long ranging views into and towards the site of the hospital, although mainly restricted to the B6105 Woodhead Road to the north-west and glimpsed views along private tracks or public footpaths. Views of the prominent structures within the site take in the modern extensions to the Infirmary, or Ward Block, screening any views of the Administration Block, together with the expanse of car park on the north side.
- 5.3.2 Although located on elevated topography above the town of Glossop, views of the site are only afforded in close proximity on the approach along Bute Street. The former Workhouse building

of the Administration Block is on an east/west alignment at the head of the road, which is mostly screened by vegetation during the summer months. The former gatehouse and two stone gateposts to the Workhouse (now in private residence) marks the entrance to the site. The access drive leads up to a turning circle around a grassed island immediately in front of the Administration Block.

- 5.3.3 The site is set back from the Kilmory Fold residential estate by an extensive landscaped lawned area containing several mature trees, providing an attractive garden setting.

5.4 Surviving structures

- 5.4.1 A detailed description of the external and internal appearance has been provided in the heritage statement (Purcell 2019) and will also be subject to an historic building recording survey in mitigation of and prior to any proposed redevelopment.
- 5.4.2 The Administration Block is one of three main elements to the Shire Hill Hospital. It is built of coursed local stone with stone sills and lintels and replacement uPVC windows. This is then subdivided into the main double pile Workhouse structure dating to 1832-4 which has been extended eastwards with numerous small, more modern, extension buildings, the Barn at its west end, and a single pile infill block between. This infill block appears to have originally been single storey. The Workhouse building is extended by a north range from the centre to a Kitchen and Mortuary block which has a date stamp of 1902 in a stone lintel. The principal (south) elevation is eleven bays and two porched entrances.
- 5.4.3 The north and south elevations of the barn have a single window to the ground floor, each with a matching arched stone lintel. The north elevation also has an inserted window at first floor. The west elevation is dominated by a central arched carriage doorway filled with single height double doors. Either side of this is a door opening with wide stone surrounds, with a narrow window opening also on the left. The east elevation has been rendered with concrete on the ground floor, with an inserted window at the first floor and doorway directly below. Ventilation slits are evident on the west, north and east elevations, although these have been infilled on the west.
- 5.4.4 Internally, the original Workhouse structure retains the central east/west corridor, and several blocked fireplaces are still extant suggesting that some of the walls survive, whilst others are more modern partitions. Substantial re-roofing in the mid-late 20th century removed the chimneys. This was more recently in use as offices and clinic space and was heavily modernised for both its function and health and safety purposes. The heritage statement (Purcell 2019) identified limited architectural features remaining in situ. Some earlier architraves and skirtings (much of which is earlier 20th century) were noted, with evidence of a picture rail and timber window openings. There is evidence in the attic space of dormer windows to the Workhouse building.
- 5.4.5 The Barn would have existed as double height space with a lightweight hayloft above and was used to serve the Workhouse. It now comprises two storeys. Nevertheless, its agricultural function and later storage and porters' accommodation, with limited modern alteration, has meant that many of the original historic features remain internally, albeit of low quality and limited architectural interest.
- 5.4.6 The Ward block was originally constructed to house the infirmary and hospital wards. It was east/west aligned and in alignment with the Workhouse, with a projecting wing to the north. However, it was further extended northwards during the 20th century with numerous additions. The original principal elevation is south facing and projecting wings added to the east and west in the 1920s. A projecting bay with five window openings was also added to the principal elevation at this time. A decorative cast iron veranda is at first floor level above the former main

entrance on the south elevation, supported on thin columns. A 1980s wing was also added on the west end. The original infirmary is constructed of coursed local stone with wide stone lintels and sills with uPVC windows. It has a modern slate roof with a central hipped block. The later modern extensions are constructed of narrower rock-faced paler stone.

- 5.4.7 The original Ward block was arranged around a central east/west corridor, in a similar layout to the Workhouse building. An inserted central staircase (1980s or 1990s) accesses the first floor. A ladder above the staircase provided access to the second floor which was originally intended as a matron flat although it served as the staff room until at least the 1980s when it was effectively closed off and remained untouched since. Any original architectural features were noted in the heritage statement to have been incrementally removed throughout the Ward block as the hospital requirements evolved, leaving very little of limited historical interest.
- 5.4.8 The Ancillary buildings to the rear of the site comprise a former cottage, later used for storage, and a water tank to its north, both of early 20th century date. A possible piggery lies in the very north-west corner of the site. Running east from the south elevation of the former cottage is a stone retaining wall that continues in parallel to the rear of the kitchen wing.
- 5.4.9 Currently, the buildings are in a dilapidated state, having rapidly deteriorated since the site was vacated in 2018, together with numerous incidences of vandalism and stripping of the site of valuable materials. The condition survey reports should be consulted for full details of their current state (Michael Dyson Associates Ltd 2022 and 2023).

6 Assessment of Significance

6.1.1 Paragraph 200 of the NPPF states that planning decisions should be based on the significance of the heritage asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.

6.1.2 It is recognised that not all parts of heritage asset will necessarily be of equal significance. In some cases, certain elements could accommodate change without affecting the significance of the asset. Change is only considered harmful if it erodes an asset's significance. Understanding the significance of any heritage assets affected and any contribution made by their setting (paragraph 200, NPPF 2023) is therefore fundamental to understanding the scope for and acceptability of change.

6.2 Designated Heritage Assets

6.2.1 The study site does not contain any designated heritage assets. Shire Hill Hospital (formerly Glossop Union Workhouse) was nominated for listing in 2018. However, Historic England's assessment concluded that it was not a well-preserved example and lacked innovation or quality of design.

6.3 Non-designated Shire Hill Hospital Complex

6.3.1 The former Shire Hill Hospital complex (formerly Glossop Union Workhouse) is recorded by the Derbyshire HER as a non-designated heritage asset (HER MDR23063) and is, therefore, considered to be of local significance. An in-depth assessment of the upstanding structures of the complex has been carried out within the heritage statement (Purcell 2019) submitted with the outline application, which identified that the hospital had been altered to a point where the value is limited. Furthermore, there has been extensive vandalism and deterioration of the buildings since the NHS closure.

6.3.2 The previous heritage statement classified the buildings within the complex in relation to their relative significance (Purcell 2019, p75). Those structures deemed to be of most significance to the heritage interest of the site were the 1832-4 Workhouse and Barn. Those of 'medium' relative significance included the infill structure between the Workhouse and the Barn, the original late 19th century Infirmary (original element of the Ward block), the early 20th century former cottage and water tank with adjoining stone retention wall. The landscaped garden area fronting the site (south) was also considered to be of 'medium' significance. The remainder of the site was classified as either 'low', 'neutral' or 'detrimental' and therefore considered to be of little or no heritage interest.

6.3.3 The heritage statement further assessed the extant main structural elements of the Administration block and the Ward block (Purcell 2019, pp76-80) that may contribute some architectural interest. Whilst some of the plan form of the Workhouse is legible, due to a small number of original internal walls being extant, the removal of the ancillary buildings shown on the 1857 map has diminished the understanding of how the original Workhouse functioned and its context. Almost all of the historic fixtures and fittings were assessed as having been removed, with no evidence of the configuration of the original rooms. Furthermore, modern alterations and refurbishing has also removed much of its historic fabric contributing to a considerable loss of the architectural character of the Workhouse building.

6.3.4 The Ward block was considered to be of a standard design for the period so automatically has limited architectural value. Its internal planform, much like the Workhouse, is still legible although there is little remaining of architectural interest internally, with limited interest externally.

- 6.3.5 Most of what is deemed to be of heritage value in the Shire Hill site is vested in the local historic interest relating to the former Glossop Union Workhouse, as several of the structures illustrate the construction and designed use in 19th century buildings utilised for poor relief. The later developments within the study site, including alterations to the 19th century structure and addition of new buildings, illustrate the changes in both design as well improving health standards that came into practice with the evolution of social welfare as a whole. However, the essential principal elements have been lost to subsequent phases of modification and development.

7 Impact Assessment

7.1 Proposed Development

- 7.1.1 This HIA will inform a reserved matters application pursuant to outline approval reference HPK/2019/0316, seeking approval of appearance, landscaping, layout and scale for the erection of 41 dwellings (Use Class C3) together with associated access, parking and landscaping works. Full details of the proposals are submitted in accordance with the application and should be consulted alongside the following impact assessment.

7.2 Designated Heritage Assets

- 7.2.1 There are no designated heritage assets that will be affected by the proposed development of the site.

7.3 Non-designated Shire Hill Hospital Complex

- 7.3.1 The proposed development of the site is in accordance with the outline approval (ref. HPK/2019/0316) wherein it was intended that the full site would be redeveloped for residential purposes, with demolition of all buildings with the exception of the Administration block. The reserved matters application includes details for the refurbishment of the Administration block, specifically relating to the former Workhouse building, the Barn and the infill, in order that it will be suitable for current housing standards.
- 7.3.2 Its retention will maintain one of the key elements contributing to the character and significance of the site. The approach into the site, as the main access rises up from the entrance to the grounds, is dominated by the extensive lawned area and mature trees within the south of the site overlooked by the prominent linear frontage of the Administration block. Whilst this is not of any special architectural interest, being of a simplistic appearance, and has been extensively modified, it provides a sense of the former utilitarian function which provides historical interest. Therefore, the main access drive will also be retained and laid in tegula block paving to distinguish this approach section from the more utilitarian sections to the rear. The lawned area and the turning circle will be retained with the Administration block set back behind front gardens. The wall treatment along the garden frontages will be constructed from reused stone from the demolished on site structures to provide coherence and reinforce the historical interest of the Administration block.
- 7.3.3 The proposed refurbishment of the Administration block will see much of the internal divisions removed, currently defined by the central corridor with small rooms aligning either side, in order to make the space more appropriate for modern residential purposes. The infill section between the Barn and Workhouse building will be extended northwards, in line with the north facing (rear) elevation of the Workhouse, to create a double pile structure. It is proposed that the Barn will provide a single residence with the Workhouse and infill section providing nine units. The differences in roofline between the Barn, infill section and Workhouse structures will be retained with the main Workhouse section pitched at a higher level, which also enables the barn to be understood as almost a separate original end entity to the row.
- 7.3.4 With the exception of the infill section, the external elevations of the Administration block will be retained. The prominent south elevation is that which is of most heritage value, in terms of the understanding of the original workhouse. The utilitarian appearance is emphasised by the uniform window openings, all of which will be retained. The rhythm of the fenestration is repetitive but arranged more *ad hoc* than it is regular, reflecting the original internal arrangement. However, this patterning does lend itself to the provision of residential units internally, maintaining a simple terraced vernacular arrangement externally reminiscent still of the functional and institutional appearance.

- 7.3.5 The two extant doorways will be retained, although their later porches will be removed, with seven additional doorways inserted for the purpose of its proposed residential use, each providing access to an individual unit.
- 7.3.6 At the west end of the south elevation to the Administration block is the gable end to the Barn. The infilled ground floor arched window will be reinstated with a newly inserted arched window on the first floor, directly above. Both of these windows are not only of a different shape but are smaller than those used across the whole of the south elevation of the Administration block, making the former Barn structure more distinct and referencing its once detached nature and function. The north end elevation, and opposite gable end of the Barn includes the insertion of two additional ground floor windows to the existing arched window which will be converted to a small window reminiscent of those on the north and south elevations of the Workhouse.
- 7.3.7 The principal west facing elevation of the Barn is defined by its former agricultural use with two extant doorways positioned either side of the main double height carriage doorway. The carriage doorway is retained in the proposals and will provide the main access through a single door set within a glazed infill. The doorways either side will be retained as full height ground floor windows. Above these will be two newly inserted window openings of a similar style. This design seeks to retain the appearance of the Barn and references its original agricultural function.
- 7.3.8 The ground floor of the north facing elevation of the Administration block will see most alteration. The Kitchen and Mortuary block which extends out from the centre of the north elevation will be removed and any window openings in the north elevation will be infilled at ground level with those on the first floor retained. Each unit will, instead, be provided with a set of French doors at ground floor level to provide both light and access to the rear gardens and five additional windows will be inserted at first floor. The extended infilled section will continue the repetition of the inserted French doors and window openings to the main Workhouse north elevation.
- 7.3.9 Parking for the Administration block will be provided in a landscaped area to the rear, overlooked by the retained stone retention wall, enabling the principal south facing elevation to be appreciated uncluttered and its linear uniform appearance to be understood, particularly in relation to the open landscaped lawns to the south.
- 7.3.10 The proposals for the east facing elevation of the Workhouse building include the demolition of the abutting 20th century extensions and three windows inserted at ground level.
- 7.3.11 The combination of the Ward block and Administration block with the open landscaped lawns to the south provide a strong cohesive linear frontage to the site currently, with a more loose arrangement of additional later buildings to the rear. These elements are inextricably linked in creating a distinct sense of place both to the site as a whole and within it. The considered design of the proposed layout seeks to emulate and respond to this current arrangement by retaining this strong historic linear alignment of the institutional buildings fronting the site with a distinct more contemporary looser grain to the rear. The retention of the stone retaining wall to the rear of the Administration block will also aid in creating the distinct character areas. Effectively, those residential units fronting the site will look to maintain a traditional character reflective of the historic local built environment (Character Areas 1 and 2), whereas to the rear of the site the residential units will be generally more contemporary in appearance (Character Area 3).
- 7.3.12 The strong sense of place that the Administration block, in terms of its linearity, scale, mass and its architectural simplicity, creates a distinct historic utilitarian feel that dominates 'Character Area 1'. This sense of architectural simplicity is then referenced in plots 23-30 to its east.

- 7.3.13 The proposals for the site of the Ward block seek to differentiate this western frontage to the site from that to its east in terms of the sense of place created by the differing architectural styles of the former Administration block in Character Area 1 and later more detailed Ward block in Character Area 2. Its site will be redeveloped with a single row of townhouses that references the height and scale of the present Ward block. A gable is proposed for the two central plots, projecting forward slightly within the row. This will be of three storeys in a similar vein to the three storey central section of the Ward block. Either side of the gable will be two plots with dormers continuing the three storey appearance, which will then step down at the west and east end of the row to two storey dwellings. The west end of the row will be bookended by a west facing detached single dwelling of three storeys (dormer) providing views from the principal elevation westwards and again of similar scale and mass as the 1980s extension in this location.
- 7.3.14 The row of townhouses will maintain the former south facing principal view and will be garden fronted to contribute to the significance of the open landscaped area that fronts the site. This allows for the general utility areas, such as parking and bin stores, to be positioned to the rear with the intention of being screened, and therefore not detracting from, the historic landscaped approach.
- 7.3.15 The proposed material palette of the traditional-type residential units fronting the site has taken cues from the historic built environment surrounding the site and those assets within, primarily stone facing elevations under mock slate with a matching ridge. Details include 'artstone' lintels, sills and corbels, with decorative features reflecting those architectural elements incorporated within the Ward block including 'artstone' quoins and sillband course.
- 7.3.16 To the rear (north side) of the site, the looser grain allows for a distinction in the character of the houses here (Character Area 3) in relation to those aligning the frontage, whilst also accommodating constraints such as trees to be retained and topography. Ten detached units have been positioned along the north, west and east boundaries, arranged around open green space and an eleventh unit on the south side of Character Area 3. Whilst these are more contemporary in appearance, the materials still respond to the surrounding built environment with the use of stone and composite timber cladding. There is also larger proportion of glazing used in Character Area 3 which helps to break down the appearance of their mass, being situated on the edge of the proposed development site, and nested more within the agricultural surroundings than the other two character areas.
- 7.3.17 The three houses positioned on the west boundary of the site will also include a parapet gable to the rear, which allows for larger viewing windows overlooking the rural setting to the west. This will provide a more attractive rear elevation for eastward facing views from the Woodhead Road.
- 7.3.18 The units along the north and east boundaries within Character Area 3 are designed to accommodate the change in topography in these locations. These will be three storey to the front and two storey, due to the elevated topographic levels, to the rear. In order to maintain a similar mass and height across the area, the roof line has been brought down with the use of dormers.
- 7.3.19 It is considered that the physical removal of all but the Administration building would have a harmful effect (less than substantial) on the non-designated Shire Hill Hospital (formerly the Glossop Union Workhouse), in terms of understanding its evolution in social welfare response from an early 19th century institution through to its later hospital use. This was acknowledged during the granting of consent for the outline application in 2022 in which a balanced judgement was made in favour of the benefits of the proposed scheme (in line with para 209 of NPPF (2023)). Due to modern alterations and substantial deterioration and vandalism of the buildings

since the closure in 2018 eroding any architectural interest, much of its heritage value is now vested in its local historical interest. The proposed development has been designed to respond to the current layout, by retaining the extant earliest buildings and maintaining the build line along this frontage. This retains legibility of the historic linear frontage and east/west alignment of the earlier Workhouse and Infirmary buildings in the proposed layout, whilst also ensuring that the mass and scale of the buildings relate to the extant buildings. Its historic edge of settlement location has also influenced the material palette and the layout of the buildings within the modern contemporary character area on the north side.

8 Conclusions

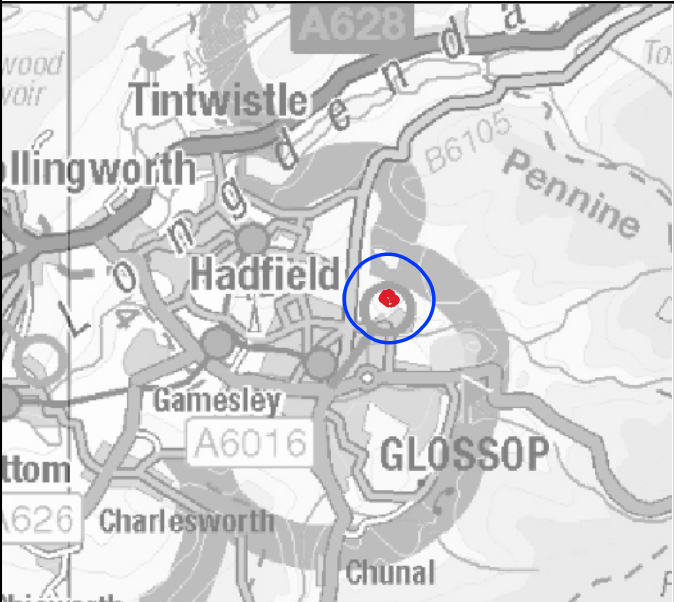
- 8.1.1 This HIA has been prepared in order to inform a reserved matters application for a residential development at the former Shire Hill Hospital, Glossop, following consent of the outline application (ref HPK/2019/0316) in September 2022. This HIA is informed by a detailed heritage statement (Purcell 2019) submitted with the outline application, which provides an understanding of the site and assesses the significance of the built heritage assets. It has been prepared in compliance with the NPPF (2023), to assess the likely effects of development on that significance.
- 8.1.2 The former Shire Hill Hospital complex (formerly Glossop Union Workhouse) is recorded by the Derbyshire HER as a non-designated heritage asset (HER MDR23063) and is, therefore, considered to be of local significance. An in-depth assessment of the upstanding structures of the complex (Purcell 2019) identified that the hospital had been altered to a point where the value is limited. Furthermore, there has been extensive vandalism and deterioration of the buildings since the NHS closure in 2018 and the buildings are currently in a dilapidated condition.
- 8.1.3 Nevertheless, those structures deemed to be of most significance to the heritage interest of the site were the 1832-4 Workhouse and Barn. Those of 'medium' relative significance included the infill structure between the Workhouse and the Barn, the original late 19th century Infirmary (original element of the Ward block), the early 20th century former cottage and water tank with adjoining stone retention wall. The landscaped garden area fronting the site (south) was also considered to be of 'medium' significance. The remainder of the site was classified as either 'low', 'neutral' or 'detrimental' and therefore considered to be of little or no heritage interest.
- 8.1.4 Most of what is deemed to be of heritage value in the Shire Hill Hospital site is vested in the local historic interest relating to the former Glossop Union Workhouse, as several of the structures illustrate the construction and designed use in 19th century buildings utilised for poor relief. The later developments within the study site, including alterations to the 19th century structure and addition of new buildings, illustrate the changes in both design as well improving health standards that came into practice with the evolution of social welfare as a whole. However, the essential principal elements have been lost to subsequent phases of modification and development.
- 8.1.5 The proposed development of the site is in accordance with the outline approval (ref. HPK/2019/0316) wherein it was intended that the full site would be redeveloped for residential purposes, with demolition of all buildings with the exception of the Administration block. The reserved matters application, with which this HIA will be submitted, includes details for the refurbishment of the Administration block, specifically relating to the former Workhouse building, the Barn and the infill, in order that it will be suitable for current housing standards.
- 8.1.6 It is considered that the physical removal of all but the Administration building would have a harmful effect (less than substantial) on the non-designated Shire Hill Hospital (formerly the Glossop Union Workhouse). This was acknowledged during the granting of consent for the outline application in 2022 in which a balanced judgement was made in favour of the benefits of the proposed scheme (in line with para 209 of NPPF (2023)). Due to modern alterations and substantial deterioration and vandalism of the buildings since the closure in 2018 eroding any architectural interest, much of its heritage value is now vested in its local historical interest. The proposed development has been designed to respond to the current layout, by retaining the extant earliest buildings and maintaining the build line along this frontage. This retains legibility of the historic linear frontage and east/west alignment of the earlier Workhouse and Infirmary buildings in the proposed layout, whilst also ensuring that the mass and scale of the buildings relate to the extant buildings. Its historic edge of settlement location has also influenced the

material palette and the layout of the buildings within the modern contemporary character area on the north side.

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Figures



Study Site

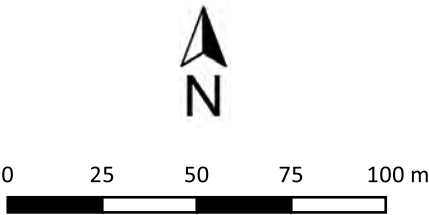


Figure 1. The location of the study site



- Study Site
- Administrative Block
- Ancillary Building
- Hospital Ward

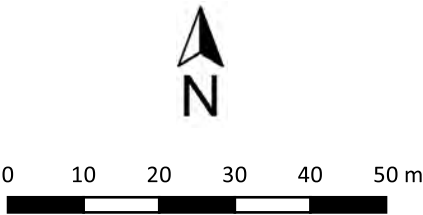


Figure 2. Buildings within the study site

Plates



Plate 1. View northwards along the entrance towards the Administration Block



Plate 2. View westwards along the principal south facing elevations of the Administration Block and the Ward Block



Plate 3. View of the north facing (rear) elevation of the Administration Block, showing the single pile infill block between the main block (left) and the Barn (right)



Plate 4. View of the east end of the Administration Block and ancillary extensions, with the Kitchen and Mortuary to the rear (right)



Plate 5. View of the west facing elevation of the Barn



Plate 6. South facing view of the Ancillary buildings and the Barn in the background



Plate 7. View of the south facing elevation of the Ward Block



Plate 6. View from the rear car park towards the rear of the Ward Block.

