

Proposed Part Change of Use and Addition of External Staircase and Ventilation
Duct to:

8 Henry Street, Glossop, Derbyshire, SK13 8BW



Design and Access Statement
Heritage Statement
Flood Risk Analysis

Introduction



Figure 2: Site location plan showing site outlined in red.

(Figure 1 (to cover): Front elevation of building to Henry Street, no. 8 being the property to the centre with the 'For Sale' sign still in-situ).

The site is located on Henry Street in Glossop, Derbyshire, within 25 metres of the junction of Henry Street and Railway Street, the location being a prominent shopping parade within Glossop centre and the Norfolk Square Conservation Area. The building itself is Grade II listed with its setting within this parade of retail units (mainly at Ground Floor to the buildings) adding to its listed status. The adjoining units 10-18 Henry Street similarly enjoy listed status. The site is currently occupied by a commercial unit which was until recently occupied by a restaurant for sale of food and drink for consumption (mostly) on the premises under planning use class E(b) at Ground Floor with some Basement use, whilst the First and Second Floors were most recently used as office accommodation within the E(c)(iii) class of use. The building is believed to have always been a commercial/ retail unit at Ground Floor although past uses at First and Second Floor are likely to have been ancillary to this. The area itself is dominated by both commercial/ retail usage although there are residential units (generally flats) in both combined retail/residential combined and stand alone units within a 250 meter radius of the unit, and local amenities (shops, railway station, etc.) all within a five minute walk from the site. The immediate setting is commercial with dwellings to the west across Railway Street and the site adjoins a café to the west and empty unit to the east. Amenity space is to the rear of the site and will comprise the refuse bin storage area.

Description of Proposed Works

The planning application which this statement accompanies is for proposed works as outlined below:

- Change of use from commercial premises (planning use class E(c)(iii) into 1no. dwelling (planning use class C3) to First and Second Floor;
- Addition of metal staircase to rear to provide direct access to new dwelling;
- Internal layout alterations to enable partial change of use;
- Installation of 2no. Conservation style rooflights to rear elevation roof;
- Installation of new vertical ventilation duct to rear of building to serve restaurant at Ground Floor with small opening to masonry to allow passage of vent through existing wall;
- Landscaping improvements to rear to permit ease of access and bin storage.

The above is shown on drawings which have been submitted with this planning application, these being:

- Drawing numbered: 2420:01: Existing Plans;
- Drawing numbered: 2420:02: Existing Front and Side Elevations;
- Drawing numbered: 2420:03: Existing Rear and Side Elevations;
- Drawing numbered: 2420:04: Existing Usage Plans;
- Drawing numbered: 2420:05: Existing FFL Ceiling 1500 and Site Plans
- Drawing numbered: 2420:21A: Proposed Plans;
- Drawing numbered: 2420:22A: Proposed Front and Side Elevations;
- Drawing numbered: 2420:23A: Proposed Rear and Side Elevations;



Figure 3: Existing rear elevation of 8 Henry Street access via a parking area off Railway Street.

- Drawing numbered: 2420:24A: Proposed Usage Plans;
- Drawing numbered: 2420:25A: Proposed FFL Ceiling 2300 and Site Plans;
- Drawing numbered: 2420:26A: Proposed Plans Room Dimensions;
- Drawing numbered: 2420:500 Existing Site Plan;
- Drawing numbered: 2420:500 Proposed Site Plan;
- Drawing numbered: 2420:1250 Site Location Plan.

Key Statistics and Information – Applicant and Agent

Local Planning Authority	-	High Peak Borough Council
Site Address	-	8 Henry Street Glossop Derbyshire SK13 8BW
Applicant	-	Mr. N. Galloway
Agent	-	R. A. Grundy Architectural Services Ltd. 30 Park Road Hadfield Glossop Derbyshire SK13 2AH Tel.: (0774) 501 3862 E-mail: richard@grundyarchitecture.co.uk

R. A. Grundy Architectural Services Limited have been instructed by Mr. N. Galloway to submit a planning and listed building consent application on his behalf and thus Mr. Richard Grundy is acting as his agent for the purposes of the planning and listed building consent application. Mr. N. Galloway is the freeholder of the site.

Key Statistics and Information – Areas

Building areas below are measured and recorded in accordance with the standards set out in European Standard EN 15221-6 (where plans permit) although are approximate based on the plans submitted with this planning application:

Total existing plot area as outlined on Site Location Plan on submitted drawings = 101 m²

Total Footprint of existing commercial unit in planning class E(b) use = 125 m²

Total Footprint of existing commercial unit in planning class E(c)(iii) use = 73 m²

Following proposed change of use:

Footprint of retained commercial unit in planning class E(b) use = 91 m²

Footprint of proposed dwelling (proposed one-bedroom dwelling) in planning class C3 use = 66 m²

Footprint of combined use in planning classes E(b) and C3 use = 34 m²

Building areas below are measured and recorded in accordance with the standards set out in DCLG publication: 'Technical housing standards – nationally described space standard' based on the plans submitted with this planning application.

Site Setting

As aforementioned the site is bounded by an empty unit to the east and café to the west. Going beyond this immediate setting the site sits within the Norfolk Square Conservation Area, the parade in which no. 8 sits forming a significant backdrop to the focal point of the Norfolk Square Conservation Area, that being Norfolk Square itself when viewed from the A57 High Street West.

The building is accessed off Henry Street which serves other retail units and office based businesses, under the sub-division the new flat is to be accessed from the rear in common with other dwellings over business premises on Henry Street specifically and Glossop town centre generally.

The specific site appears to have been constructed as a retail unit to the Ground Floor with ancillary accommodation to the First Floor given its present layout (the listing noting that the interior layout appears to have been changed from its original build). The Second Floor which is currently windowless was probably used for storage related to the buildings uses.

Heritage Character of the Area

The predominant materials used for construction of buildings and boundary walls are sandstone coursed stonework, with timber frames to windows either varnished or finished in a variety of colours of paintwork. 8 Henry Street is representative of this except at Ground Floor where a more intricate shopfront is present to the front elevation. The area is generally retail and office accommodation with local businesses and shops, with public houses within 250 metres of the site. Also in the area are industrial sites and a primary school. The area has a number of watercourses which are fed from the surrounding hills to the east and south. The properties in the area date from the early 18th Century through to the 20th Century, with the pattern of the roads in the area remaining largely unchanged. Norfolk Square is generally the new centre of Glossop when compared to the Old Glossop area.

Heritage Features of Prevalent Building Form

The existing design for dwellings and retail units is principally uniform with sandstone external walls to buildings and walls dividing plots, with structural openings to buildings have stone heads and cills. This building is believed to have been built in the mid 19th century and is representative of the area. The character appraisal examines Norfolk Square Conservation Area with the wider linked conservation areas to Glossop:

'The key characteristic of Glossop as a mill town is a network of densely developed streets with terraces of workers housing sitting alongside large industrial complexes with a thriving retail centre at its core. The majority of residential buildings are of a vernacular style; their contribution to the character of the area is subtle in that it is found in the repetition of simple details or in the decorative embellishments on a small number of key buildings. In what remains of the mill complexes their contribution is in the sheer scale of the architectural statement. The polite design of key 19th and early 20th century commercial and civic buildings at its core contributes significantly to the character of the town.'

Building Listed Status

The building is representative of the whole parade including the adjoining listed buildings. The building is Grade II Listed (List Entry No. 1384257) and Historic England provide the following details in the listing entry:

Shop, formerly part of row. Early C19 with C20 alterations. Dressed millstone grit with ashlar dressings and Welsh slate roof plus stone stack with moulded cap. EXTERIOR: 2 storey. Street front has symmetrical 2 window range. Central doorway with C20 door and fanlight over, flanked by pilasters with moulded capitals and bases, flanked by single large 4-pane shop windows with painted stone pilasters surmounted by moulded entablature. Above two plain sashes under deep lintels. INTERIOR: boarded fireplace remains to ground floor. Internal subdivisions altered. Stairs rise from back room to storage above.

Of note from the listing is that the internal subdivisions have been altered and at the time of the last appraisal (2000) the upper floors formed storage.

Planning History

A planning search has been undertaken and the following application which was permission has been located:

- Planning application reference number: HPK/0001/2027, for proposed change of use from Bookmakers to Whole Food shop.

The above application could not be called up on the council's planning records.

Use

The scheme represents an opportunity to increase the housing stock without the necessity to increase built footprint. As part of the scheme commercial use is to be retained at Ground Floor which reflects the pattern to the adjoining business premises whilst providing living accommodation to the upper floors. This format enables equality of access to the businesses at Ground Floor and the applicant intends to resume use of the Ground Floor as a restaurant for sale of food and drink for consumption (mostly) on the premises once the works are completed.

The existing floor plan at First Floor suggests office type use and it is noted in the listing that the interior appears to have been adapted over the lifetime of the building, the proposal for the First and Second Floor sees a continuing of the adaption of the layout of this space without affecting the existing structural openings to the elevations.

Amount

The building can accommodate a one bedroom two person occupancy when compared against the National Space Standards and the amenity area comfortably accommodates the bin storage required.

It was felt that the flats location and interior improvements would provide further quality accommodation in the Glossop area and the space formed meets the requirements of the National Space Standards in terms of storage space and bedroom widths. The proposed accommodation would be ideal for professionals, key workers and others who prefer to live outside Manchester and away from high traffic volumes; its location makes it ideal for both local workers and commuters with the nearby frequent rail service to Manchester from Glossop being within five minutes walking distance. Henry Street is also the terminus of several local bus services. The levels of vehicular and pedestrian traffic caused by the development will not represent a change and the development generally should not put any strain on the road network locally, or pose a hazard to the existing vehicular or pedestrian traffic.

Layout



Figure 4: The First Floor and a narrow office exemplifying the non-original layout of the First Floor.

The building has two distinct access, one from Henry Street to the front elevation and one from the rear car park and amenity space to the rear elevation, both being to the Ground Floor of the building.

It is proposed that the shopfront is fully retained and access to the commercial portion of the building at Ground Floor being as existing. The new flat would enjoy an access via the existing rear access and the new exterior staircase to the proposed accommodation forming the dwelling at First and Second Floors. Consideration was given to a joint use of the existing rear access door by the commercial unit and new dwelling however this was discounted to avoid a compromise with security, acoustics and safety.

At Ground Floor there is minor changes to the restaurant space with the introduction and part demolition of some internal walls, this allowing for new universal access WC, ambulant disabled Staff WC and also the continued use of the space as a restaurant. A vertical ventilation duct is proposed to the rear elevation to serve the hood above the cookline (details are shown on the drawings and a data sheet is included with the application documentation).

The staircase between First and Second Floor along with the First Floor layout has been reconfigured to provide a protected staircase for the purposes of Approved Document B of the building regulations (fire safety), this route being continued to the new Second Floor in the roofspace.

At Second Floor conservation style rooflights are employed to bring natural light into the bedroom, this was compared against the inclusion of a dormer to the rear but given the nature of the area it was felt that a dormer would not keep the development in character with the conservation area and would compromise the heritage asset represented by 8 Henry Street.

Scale

Other than the addition of the rear staircase there is no change to the scale of the building.

Landscaping

The scheme involves an the raising of part of the rear yard to avoid the current significant step down to the yard from the rear car park. This will be achieved with a stone retaining wall and metalwork guarding with new steps to the Ground Floor rear door complying with Approved Documents K and M.

Appearance

To the rear the non-original existing door is to be replaced with a new timber door, with one window removed at First Floor to permit the installation of a new timber door (with fanlight to enable retention of the stone head in its current position) to provide access to the dwelling off the new staircase.

To the front elevation the existing window openings, frames and shopfront are retained given their significant heritage value to the building and its setting on the parade amongst the other heritage assets. Secondary glazing will be installed to the First Floor windows to provide greater thermal performance coupled with the new external wall thermal lining specifically specified to protect the integrity of the stonework walls.

Mitigation to Protect Existing Character

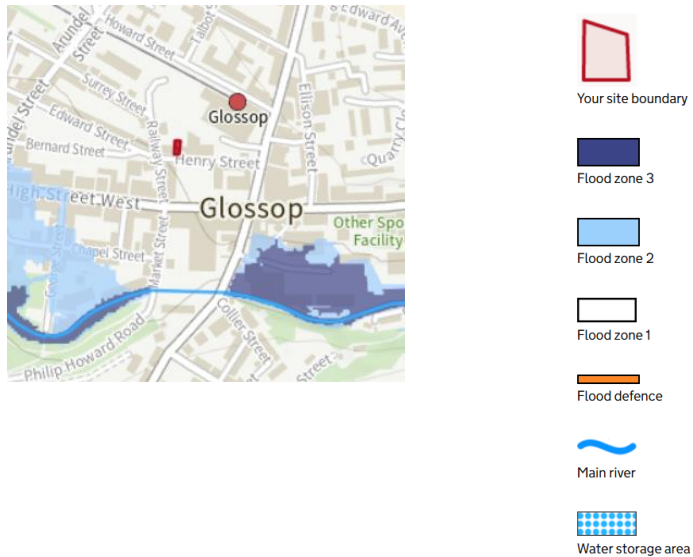
The design has been formulated to the minimise the changes to the front elevation and thus cause no detriment to the Henry Street street scene including the adjoining listed properties and the building itself.

Conservation style rooflights have also been selected for the 2no. new rooflights to be installed in the roof to the rear, this being partially visible from Railway Street. The new external staircase to the rear is to be finished in black to make it less visually apparent.

Transport

Frequent bus and rail services are within walking distance from the site. Glossop railway station is within five minutes walk of the site whilst local buses serve Henry Street providing services to local villages as well as the east of Greater Manchester and north Derbyshire. Local amenities are available at the nearby leisure centre and Manor Park for leisure, just ten and five minutes walk respectively from the site offering recreation opportunities.

Flood Risk



The site lies within Flood Zone 1 and thus a full risk assessment is not necessary given that other sources of flood risk beyond those shown on the Environment Agency map have been identified. The full 'Flood Map for Planning' from the Environment Agency is included with the application documentation.

Figure 12: Extract from Environment Agency Flood Map

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