

Heritage Statement for the application:

*Interior & Exterior Alterations to an Existing Retail Unit with
Apartment Above in the Glossop Wren Nest Conservation Area*

119 High Street West, Glossop, SK13 8BB



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1.0 Introduction

In order to comply with the advice, set out in Paragraph 189 of the National Planning Policy Framework (NPPF), applicants are required to provide details on the description and impact of a development proposal on the significance of any heritage asset. The heritage asset in this applications case is the Wren Nest Conservation Area.

A Heritage Impact Assessment is now required to support any planning application within designated conservation areas, registered historic parks or gardens, or affecting known archaeological sites.

This Heritage Impact Statement will consider the effects, if any, of the interior & exterior alterations to the existing retail unit with apartment above at 119 High Street West, Glossop, SK13 8BB on the historical significance of the Wren Nest Conservation Area.

2.0 Application Site

The Application site is 119 High Street West, Glossop, SK13 8BB

3.0 Development Type

Within a designated Conservation Area

4.0 Nature of the Asset

Although the application site is located within the historic Wren Nest Conservation Area, 119 High Street West itself is not recorded as a listed building or designated heritage asset. The application site is located towards the eastern boundary of the Wren Nest Conservation Area, and it does not overlook directly on to any sensitive parts of the Conservation Area (CA), and will not be viewed in close proximity to any statutory listed buildings.

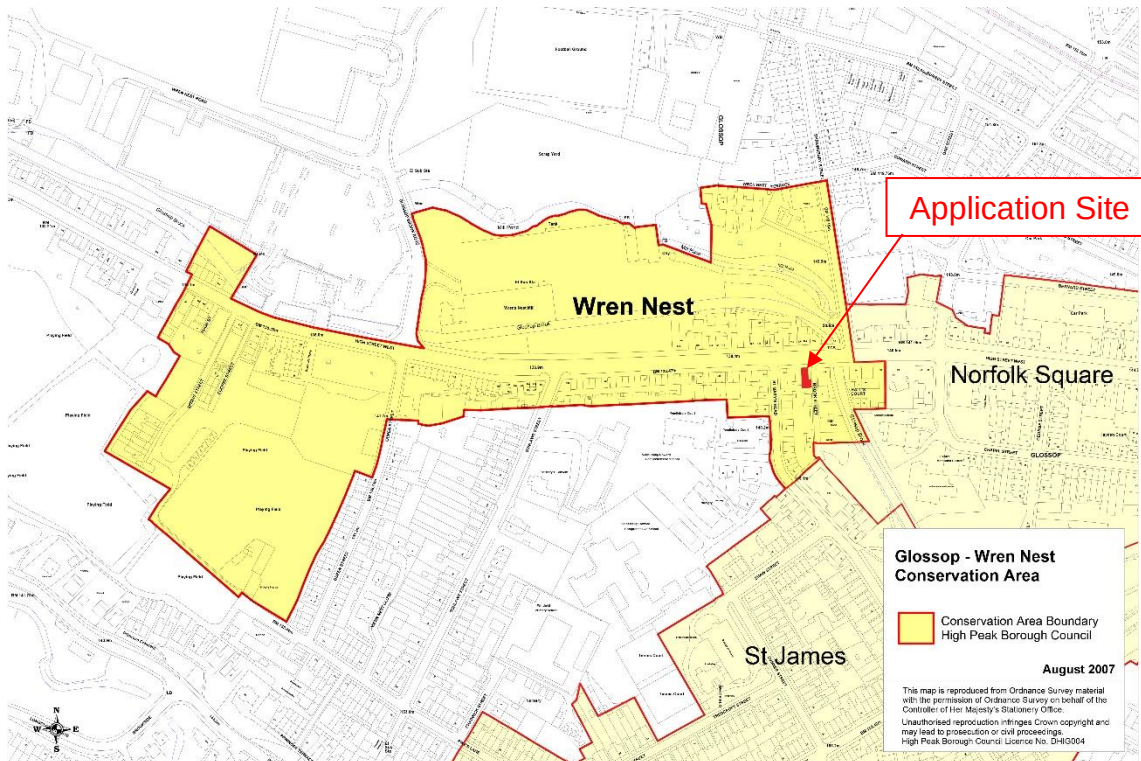


Fig 1: Location of Wren Nest Conservation Area.

Application Site highlighted in Red. (Wren Nest Conservation Area – Character Appraisal August 2007, High Peak Borough Council).

Glossop is a historic market town on the edge of the Peak District. The application site is located on High Street West and dates from circa 1900 when the commercial centre of the town grew, and larger stores and banks were constructed around the High Street crossroads.

The building comprises a two storey / semi-detached property constructed in lightly coloured local gritstone with a natural slate roof.

The ground floor of the premises was previously occupied by Chinese takeaway Tung Fong but is currently unoccupied and the first and second floor comprises of residential accommodation.

Glossop has a busy and thriving shopping and commercial area set within a historic core, which the Council seeks to preserve wherever possible. The CA comprises the heart of Glossop, and it is focused on High Street West which runs as the 'spine' of the town with its 3 several crossroads. The character of the area comes from the commercial buildings throughout which dominate the CA, as well as statutory listed buildings and the buildings of local interest.

High Street West is lined with shops and commercial premises, which are occupied by a mix of national and local retailers as well as pubs, cafes, fast food takeaways, banks, estate agents, hairdressers, supermarkets and restaurants. The attractive historic buildings provide a strong sense of place, and the generally pleasant public realm contributes to the vitality of the town centre.

The application site faces directly on to a street scene where commercial, residential and public uses are in proximity. This is a mixed-use area where the overall visual impression of the street scene at this point is one of openness.

The architectural form of the area around the site is generally simple but bold, and the distinctive characteristic of the area is the dominance of the commercial buildings.

The application proposes changes to the interior and exterior of the existing building at 119 High Street West. The changes which affect the main façade which faces the high street is firstly one new doorway which has been placed in a historic opening that is currently 'blocked-up.' The new opening on High Street West is set back from the main street and will therefore be unnoticeable from main viewpoints up and down High Street West. A rooflight is also proposed on the roof which faces High Street West. Rooflights can be seen on other buildings nearby facing High Street West and therefore this proposal is consistent with the existing character of High Street West. Other changes can be found on the less-dominant elevations of the site which are the side and rear elevations, these changes are minimal and respect the sensitive location of the site, they also do not overlook on to any sensitive parts of the Conservation Area.

The application site is situated within the 'commercial core' of Glossop, meaning it is surrounded by non-sensitive land uses and is perceived within this context. High Street West features a variety of shopfronts, diverse door and window sizes, colours, and styles. Therefore, adding a new door and rooflight to the front elevation, as well as others changes on the side and rear elevations, would be consistent with the existing character of High Street West and would not detract from the conservation area setting.

5.0 Extent of the Asset

High Street West is a busy through route but with no statutory listed heritage assets in the locality of the application site. The requirements under conservation area legislation are that, where a LPA designates part of its area to be of special architectural or historic interest, any development proposal should preserve or enhance the character or appearance of the area. For practical purposes, any proposal which affects a conservation area must at least preserve the area in the sense of doing no harm – i.e. a "neutral" effect.

The proposed development may somewhat enhance the area by providing space for an additional retail unit and therefore supports local businesses and preserves the busy nature of High Street West. As there are no listed buildings in the locality, the exterior changes would neither enhance the conservation area nor have any detrimental impact upon it, therefore the application proposal has a "neutral" effect.

The architectural form of the host building is simple, and it is considered that the proposal has no detrimental impact on the character and appearance of the Wren Nest Conservation Area (the asset).

6.0 The Proposed Works

The ground floor will be divided from one unit (a currently unoccupied takeaway shop with store, kitchen and WC) into two separate units. The proposal includes a takeaway unit with store and WC at the front and a separate retail unit with WC at the rear. The separate rear retail unit requires an additional entrance door which will be placed in an existing 'blocked-up' opening on the front elevation.



Existing 'blocked-up' opening – location of proposed entrance on front elevation.

The existing residential unit on the first and second floor is currently accessed through the takeaway unit below. The proposal aims to provide a separate entrance for the residential unit above, allowing the unit to become a separate stand-alone unit. This separate entrance involves the addition of a new door in a new opening on the rear elevation of the property.

The interior alterations include a new enclosed staircase leading from the proposed ground floor entrance to the floors above.

The first-floor changes include the addition of a kitchen with new window in new opening on the side elevation and new bathroom to the rear of the property which involves replacing the existing window on the rear of the property with a new frosted glass window.

The changes to the second floor are the enclosed staircase and Velux rooflight above.

The application site does not obscure or cut across any significant architectural features and does not harm the visual simplicity and general mass of the built environment which forms the surroundings to the site.

It is considered that the scale, design and changes that the application proposes is in keeping with the site's setting, which comprises a mix of old and new buildings with a wide range of scales and styles which reflect the varying uses of the buildings. The application proposal would not be out of keeping with the visual amenity of the area, and the proposal would not appear as an unduly prominent or obtrusive change on this main road into and out of the town centre.

7.0 The Impact on the Asset

As stated previously, High Street West is a busy through route but with no statutory listed heritage assets in the locality of the application site. The requirements under conservation area legislation are that, where a LPA designates part of its area to be of special architectural or historic interest, any development proposal should preserve or enhance the character or appearance of the area. The fact that the proposed changes are minor, combined with the location of the site which faces on to non-sensitive land uses, the proposal does not harm the visual simplicity and general mass of the built environment which forms the surroundings to the site.

Due to the site lying within the Glossop Wren Nest Conservation Area, the proposal aims to respect and propose no harm to the sensitive location in the following ways:

- The proposal aims to make use of existing or previous openings where possible.
- The proposed materials will match the existing, with light grey timber doors and windows and the front and side elevations and white UPVC on the rear.
- The location and size of the proposed windows and door openings will suit the existing stone / brick coursing.
- Existing architectural features will be replicated where possible, for example the use of stone heads and sills to openings.

The development will create a new retail shop unit with WC, creating new space for a business to expand or start up. The separated residential unit will provide sustainable accommodation in a central location, close to shops, cafes and public transport routes.

8.0 Conclusion

The application proposal is simple in concept and similar to schemes that have been approved by LPAs across the UK. On balance, the size and scale and design of the proposal is in keeping with that of the existing buildings itself and its setting, and so would not harm the visual amenity or the character and appearance of the conservation area.