

15 Mount Street, Glossop, Derbyshire, SK13 8DT.
Document ref – 15/015

Heritage Statement.

Ref :- HPK/2024/0370 - Planning application for consent to apply White Render and Splitface Slate Tile finishes to the front and rear elevations.

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1.0 Introduction

Glossop, lies within the High Peak Borough of Derbyshire and Mount Street itself is located within the Glossop - St James conservation area of the town. The property, 15 Mount Street, Glossop, Derbyshire, is located on the right hand side of the road approximately half way down Mount Street when travelling in a Northerly direction.

2.0 Description of the conservation area

2.1

In designating the conservation area of St James the Borough Council is recognizing the area's special architectural or historic character and appearance and in order to provide a detailed character statement, the area of St James has been divided into 3 sub-areas with Mount Street being located in area 1. (Hollin Cross Lane/St Mary's Road). This description covers this area only.

2.2

Area 1 predominantly contains a high density of two storey terraced housing developed along a regular street pattern. Most dwellings are constructed of

local gritstone with either **blue slate** or **stone flag** roofs with some of the dwellings possessing forecourt gardens, whilst many of the earlier properties open directly onto the back of the pavement.

Mount Street itself has examples of both, with the terraces located on either side of No.15 Mount Street being of the earlier type opening directly onto the pavement. These terrace houses have plain gritstone facades with the two houses, No.13 & No.17, siding onto No.15 having **rendered gable ends**.

Traditionally sliding sash windows would have been incorporated in this period of dwelling, however virtually all of the houses on Mount Street have had these replaced with modern U.P.V.C double glazing in varying styles and colours, many in anthracite.

3.0 Description of the property and proposed changes

3.1 Description.

No.15 Mount Street is a **detached** two bedroom 1 bathroom dwelling with a small single storey rear extension and small forecourt area to the front. It provides similar size accommodation to the other houses on the street with a similar size rear garden area which is mainly paved with stone flags.

However it is a bit of an anomaly.

It is positioned between two traditional rows of gritstone/slate roof terrace houses but is not constructed from the local materials, instead being constructed in **bright red engineering brick** with slate roof. The orientation of the property is perpendicular to the rows of terraces on either side, with its gable ends forming its front and rear elevation facades.

Needless to say this makes the property look somewhat incongruous within its surroundings.

3.2 Proposed Changes.

This Planning application is for consent to apply White Render and Splitface Slate Tile finishes to the front and rear elevations.

The St James Conservation Area doesn't have any article 4 directions, so to complete the visual improvement of the property other changes will be carried out under permitted development rights, including -

3.2.1 The replacement of the existing rotten front and rear windows with new U.P.V.C. units in Anthracite.

3.2.2 The replacement of the rotten soffit and barge boards with new U.P.V.C. in anthracite.

3.2.3 The replacement of the front door with a wood effect solid core unit with modern security fittings.

3.2.4 The replacement of the rear extension door and window with a set of new U.P.V.C French doors and side windows, in anthracite, with modern security fittings.

4.0 Significance of the property

The property is not designated a heritage asset, is of no historical significance or interest and due to its incongruous nature, does not contribute positively to the conservation area and in line with the English Heritage conservation principals, lies within the Low or Negative categories.

English Heritage issued 'Conservation Principles ' in 2008

Low – structure or feature of very limited heritage or other cultural value and usually not defined as a heritage asset. May include low quality additions to listed buildings, and buildings that do not contribute positively to a conservation area. The removal or adaptation of structures in this category is usually acceptable where the work will enhance a related heritage asset.

Negative – structure or feature that harms the value of a heritage asset. • Wherever practicable, removal of negative features should be considered taking account of setting and opportunities for enhancement.

5.0 Access to the property

The property has a small walled front forecourt area 1.5m wide with a gate leading directly to the front door from the pavement.

At the left side of the property there is a shared gated pedestrian access to the rear of properties 13 and 15.

At the right side of the property there is a gated pedestrian access to the rear of properties 17, 19 & 21.

The planning application proposals will have no effect on any of the access ways which will remain unchanged.

6.0 Environmental analysis and impact of the proposed changes.

The proposed changes will have no environmental impact on the surrounding area or adjacent properties.

No trees will be removed or harmed by the proposal.

No bird or mammal habitat will be affected by the proposal.
The site has no flood risk and the proposal will not increase any risk.
There is no risk of soil contamination from the proposal.
No heritage assets are adversely affected by the proposal.

7.0 Conclusion

The property, as it currently stands, does not sit well within its surroundings. The proposal for the front and rear elevations have been carefully considered to give it a 'softer look' helping the property blend in better with the surrounding properties, with the splitface slate hinting towards the material used on the majority of the roofs and the render reflecting the gable ends of the two adjacent properties.

In light of the above, we would urge the Local Authority to support the proposals and issue Planning Approval.