



**Former Glossopdale Community College,
Talbot Road, Glossop, Derbys.
Heritage Assessment**

Client: Carter Jonas

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Every effort has been made to ensure the accuracy of reporting and appropriateness of recommendations. This report is based on information available at the time of writing, from the sources cited. It does not preclude the potential for future discoveries to be made, or for other unidentified sources of information to exist that alter the potential for archaeological impact. Any opinions expressed within this document reflect the honest opinion of Prospect Archaeology. However, the final decision on the need for further work rests with the relevant planning authority.

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Executive Summary

Prospect Archaeology Ltd was commissioned by Carter Jonas to prepare a Heritage Assessment in support of an outline planning application for residential development on the former site of Glossopdale College, Glossop. The proposed development site is located north of Glossop town centre and the Glossop Brook, between Dinting and Old Glossop. It is a trapezoidal plot of 4.75ha in extent surrounded by residential development of late 19th and 20th century date.

No scheduled monuments or listed buildings are present within the proposed development site but listed buildings lie to the north-east and southeast of the site. No indicative site layout was available at the time this report was prepared so it is not possible to provide an assessment of impact on the surrounding designated assets except in the most general of terms but any potential impact would be indirect. There are views of the bell tower belonging to Victoria Hall south of the Site and also Woods public baths chimney from the east side of the Site looking north-west. In both cases there are no views into the site from these listed assets so the potential impact of development on their setting is likely to be negligible.

Two Conservation Areas extend along part of north and the whole of the south-east sides of the proposed development although the only clear views into the site are from Talbot Road the north side. The Glossop Conservation Area Appraisal notes the importance of local building materials and the relationship of the built environment to the surrounding topography in the contributing to the significance of the Conservation Areas. Sympathetic design and use of materials in the proposed development will provide an opportunity to improve the immediate setting of the surrounding Conservation Areas and result in a positive benefit to the setting of the Conservation Areas.

The archaeological record within the study area is sparse with chance finds comprising just four Celtic style heads which are of either Iron Age or medieval date. There is no evidence for Roman occupation within the study area and the Site lies outside the area of the medial settlement and was probably open fields before being privately enclosed. The site was not developed until the construction of the former Glossopdale Community College in 1959. The buildings and to a lesser extent the sports pitches to the south of the buildings will have impacted on any potential archaeological remains. It is concluded that there is very low potential for the presence of archaeological remains of any period and that the impact of the construction and subsequent demolition of the school buildings will have reduced the potential for discovering any undisturbed archaeological deposits.

1.0 Introduction

1.1.1 Prospect Archaeology Ltd has been appointed by Carter Jonas, to prepare a Heritage Assessment to accompany an outline planning application for residential development of up to 100 dwellings.

1.1.2 This report has been prepared in accordance with the NPPF 2023, section 16 'Conserving and enhancing the historic environment', the NPPG 2021, the standards and guidance issued by the Chartered Institute for Archaeologists (CIfA 2023), guidance provided by Historic England: Conservation Principles Policies and Guidance (2008), Managing Significance in Decision-Taking in the Historic Environment, Historic Environment Good Practice Advice in Planning; 2 (2015) and The Setting of Heritage Assets (2017).

1.2 Site Location and Description

1.2.1 Glossop lies on the western flanks of the Pennines, within the north-western part of Derbyshire close to the Cheshire border (Fig. 1). The proposed development site is located in the Vale of Glossop, north of Glossop town centre and the Glossop Brook, between Dinting and Old Glossop. The Site formerly comprised small, enclosed fields before being developed as a school in 1959. The school buildings were demolished after 2020 and the Site has been cleared (Pls 1-2). There are areas of tarmac and grass with trees and shrubs lining the site boundaries (Pls 6-11). The trapezoidal piece of land is bounded to the north by Talbot Road (Pls 3-5, 12) to the east by houses flanking the north-west side of Fauvel Road (Pls 15-16) to the west by houses flanking the east side of North Road (Pl. 17) and to the south by houses flanking the north side of Spire Hollin (Pls 19- 20).

1.3 Topography and geology

1.3.1 The trapezoidal plot of land is 4.75ha in extent and surrounded by residential development of late 19th and 20th century date, situated at a height of approximately 175m OD but the ground drops to the south and east to around 164m OD. The underlying bedrock is Upper Kinderscout Grit – Carboniferous Sandstone overlain by Till, Devensian - Diamicton. Sedimentary superficial deposits. <https://geologyviewer.bgs.ac.uk>

1.4 The Proposed Development

1.4.1 Residential development for approximately 100 houses with associated landscaping and services is proposed for the site. Details of the development proposals were not available at the time the report was being prepared.

2.0 Statutory and Planning Policy Context

National Policy

2.1.1 National policy protects heritage assets by ensuring that during the pre-application stage of any development, consideration is given to the significance of a heritage asset, and the effects development may have on them either physically or indirectly. In relation to archaeology, central and local planning policy seeks to ensure that adequate information is provided to enable an informed planning decision when considering development proposals which may impact on known or potential archaeological assets.

2.1.2 In relation to the historic built environment, local planning policy ensures the preservation or enhancement of Conservation Areas and the special architectural and historic interest of Listed Buildings. Policy also seeks to preserve locally listed buildings, protecting their character and setting.

a) Planning (Listed Buildings and Conservation Areas) Act 1990

2.1.3 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act (1990) highlights the importance of built heritage and Listed Buildings within the planning system. With regard to the Local Planning Authority's (LPA) duty regarding listed buildings in the planning process, it 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".

2.1.4 In addition, Section 72 of the Act emphasises the value of Conservation Areas in built heritage planning. In relation to the duties and powers of the LPA, it provides that:

"With respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area".

b) The National Planning Policy Framework (NPPF) 2023

2.1.5 The latest revision of NPPF published in December 2023. Changes elsewhere in the Framework have affected the numbering of paragraphs in Section 16 that outline policy on 'Conserving and enhancing the historic environment'. NPPF emphasises the presumption in favour of sustainable development. Among the core planning principles, provision is made to "conserve heritage assets in a manner appropriate to their significance, so that they can

be enjoyed for their contribution to the quality of life of this and future generations". The NPPF recognises that heritage assets "are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations". Planning decisions must be made from a position of knowledge and understanding with respect to the historic environment.

2.1.6 Paragraph 200 states:

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. 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 on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

2.1.7 When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, 'irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance' (para. 205).

2.1.8 The impact on a heritage asset should be assessed in terms of the significance of that asset; the greater the significance, the greater weight should be given in that assessment. Any harm to, or loss of, the significance of a designated asset should require clear and convincing justification. Where substantial harm or loss is predicted, approval should be given only in exceptional circumstances for Grade II listed buildings, parks or gardens. For heritage assets of higher importance (Grade II* & I listed buildings and parks & gardens, scheduled monuments, protected wreck sites, battlefields and World Heritage Sites) approval for proposed developments that cause substantial harm should be 'wholly exceptional' (para 206b). In all cases the harm must be weighed against the public benefit (para. 205/206).

2.1.9 A footnote (72) to paragraph 206 the NPPF states that:

Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.

2.1.10 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 proposal including, where appropriate, securing its optimum viable use.

2.1.11 Paragraph 209 states that

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

2.1.12 Also of note is paragraph 211 which concerns the need to use a 'proportionate evidence base' in decision making and states that:

Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible.

c) National Planning Practice Guidance (2021)

2.1.13 The revised National Planning Practice Guidance (NPPG) was published by the Department for Communities and Local Government in July 2021 with accompanying guidance notes. 'Conserving and enhancing the historic environment' acknowledges:

- *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.*
- *A clear understanding of the significance of a heritage asset and its setting is necessary to develop proposals which avoid or minimise harm.*
- *The surroundings in which a heritage asset is experienced (i.e., its setting) is not fixed and may change as the asset and its surroundings evolve.*
- *Assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under*

consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

- 2.1.14 It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. Para. 202 states:

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 proposal including, where appropriate, securing its optimum viable use.

d) Historic Environment Good Practice Advice in Planning, Note 3: The Setting of Heritage Assets (2017)

- 2.1.15 Historic England has produced clear guidance on the setting and development management of designated heritage assets in its guidance note The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning Note 3 (Second Edition, 2017). It sets out a stepped approach to assessing the implications of development proposals to guide the assessment of setting.

Step 1: identify which heritage assets and their settings are affected.

Step 2: assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated

Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it

Step 4: explore ways to maximise enhancement and avoid or minimise harm

Step 5: make and document the decision and monitor outcomes.

2.2 Local Planning Policy

e) High Peak Local Plan 2016

- 2.2.1 While a review of the High Peak Local Plan has now commenced to update the policies deemed out of date and to consider the scope for wider amendments the 2016 Local Plan is currently in use. It identifies Glossopdale as one of several sub-areas which have their own strategies. It comprises the distinct settlements of Glossop, Hadfield, Tintwistle, Simmondley, Charlesworth and Gamesley. Glossopdale is an area of contrasts with historic mill towns, rural villages and large residential areas all contained within the dramatic landscape of the Dark Peak. The strategy

Promoting and maintaining the distinct identity of the settlements which make up Glossopdale by

- Protecting and enhancing the historic environment
- Ensuring the redevelopment of industrial legacy sites reflects their historic character

2.2.2 Policy EQ7 Built and Historic Environment states

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.

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*

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...*
- *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 and 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 on 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, sitting and views away from and towards the heritage asset in order to ensure that the design is sympathetic and minimize 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 space 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*
- *Continuing the programme of Conservation Area Character Appraisal*

- f) The Glossop Conservation Area Character Appraisal 2006**
- 2.2.3 This document covers the modern centre of Glossop and describes four separate Conservation Areas, two of which lie within the study area. It was prepared as a Supplementary Planning Document with reference to Policy BC5 (Conservation Areas and Their Settings) of the *Adopted High Peak Local Plan*, March 2005 (superseded by policy EQ7 in the 2016 Local Plan outlined above). Its aim is to give certainty to developers, planners and the general public that development proposals will respect the characteristic features of the Conservation Area, therefore protecting its character.

- g) Old Glossop Conservation Area Character Appraisal 2006**
- 2.2.4 This document covers the old centre of Glossop on the east side of the study area. It was prepared at the same time as the Glossop CA character appraisal described above, and with the same aims.

3.0 Assessment Methodology and Significance Criteria

3.1 Introduction

- 3.1.1 The methodology employed during this assessment was based upon professional guidance including the *Standard and Guidance for Historic Environment Desk-Based Assessment* (Chartered Institute for Archaeologists, 2020). The defined study area for the assessment of the heritage resource has been measured from the boundary of the proposed development site and encompasses a buffer area of a minimum of 500m around its edge. The size of the study area ensured sufficient contextual information about the site and its surrounding landscape/townscape from which to assess known and potential impacts on the archaeological resource. When considering the setting of designated heritage assets the whole application site is taken into account but consideration of the archaeological significance of the site excludes the northern part already covered by the coal tip. Relevant heritage assets of archaeological interest within the study area are reported in Section 5 below.
- 3.1.2 A walkover survey was undertaken on January 26th, 2024, to assess existing ground conditions.
- 3.1.3 Historic environment data was obtained from the Derbyshire Historic Environment Record (DHER). The data comprises all known designated and non-designated heritage assets including records of monuments, buildings, find-spots, historic land-use and previous archaeological investigations.
- 3.1.4 In addition, the following online resources were consulted:
- National Heritage List for England;
 - Cartographic and documentary sources
 - British Geological Survey (BGS) Geology of Britain Viewer;
 - Local Planning Policy information from the High Peak Borough Council website.
- 3.1.5 The historical development of the site has been established through reference to these sources and is described in the Baseline Conditions section of this report.

- 3.1.6 The concluding chapter of this document summarises the findings and provides an opinion on the potential for archaeological remains to be identified, the likely importance of such remains should they exist and the likely impact of the proposed development. Recommendations for further work are provided.

4.0 Baseline Conditions (Figs 2-4)

- 4.1.1 A search of records held by Derbyshire County Council was undertaken by staff at the Historic Environment Record covering an area within 500m radius of the proposed development (search reference CDR11822). There are 36 designated entries recorded within the study area including twenty-nine Listed Buildings, six Conservation Areas and a Registered Park

4.2 Designated Assets

Registered Parks and Gardens

- 4.2.1 There is one Registered Park within the Study Area (Fig.2). Howard Park (MDR22811), lies north-west of the proposed development site. It opened in 1888 and was one of a number of facilities developed in the town to commemorate Queen Victoria's Golden Jubilee. It was designed by Henry Ernest Milner and included provision of a public baths at the south-west corner of the park (Pl. 13) and a hospital. 5ha of land was donated by Lord Howard of Glossop and Mr and Mrs Samuel Wood donated the public baths and the cost of landscaping the park, together with an endowment of around £20,000. Mr Daniel Wood, brother of Samuel, bequeathed £25,000 for the building and endowment of Wood's Hospital. Both brothers died before the official opening of the park in 1888. The hospital and baths opened in early 1889. The park is situated on elevated ground above the proposed development site but the landscaping which includes many trees prevents long views into or out of the park (Pl. 14). There are views of the Wood's Baths chimney from the site but there are no views of the park itself or the buildings within it.

Conservation Areas

- 4.2.2 There are six Conservation Areas within the Study area two of which lie adjacent to the proposed development site (Fig. 2). Howard Park, Glossop Conservation Area (NHLE1001517) is situated north-west of the proposed development site and mostly comprises Howard Park described above. However, its south-eastern part extends beyond the park boundary along Talbot Road almost as far as Heath Road to include Talbot House. This is opposite the north-west boundary of the proposed development. The boundary of

the Conservation Area is tree-lined and views into and out of the Talbot House grounds are therefore restricted (Pl. 15). This is the only Conservation Area in the town without a Character Assessment.

- 4.2.3 There are two Character Appraisal documents that cover five of the conservation areas which are both Supplementary Planning Documents. Old Glossop Conservation Area (DDR7076) lies east of the proposed development and covers the original historic core of the settlement (High Peak Borough Council 2006a). Intervening housing development between the proposed development site and the western boundary of this conservation area means that there is no intervisibility with the proposed development site.
- 4.2.4 Glossop Conservation Area Character Appraisal Supplementary Planning Document LDF 3 (High Peak Borough Council 2006b) covers the town centre of Glossop in which there are four separate conservation areas. It highlights the topography of the town and the relationship between the buildings, spaces and the landform as being the key components of its setting. The appreciation of this relationship is drawn from the views. Views are an intrinsic element of the sensory experience of the townscape in Glossop (High Peak Borough Council 2006b, p. 25). It further notes that on the higher land north of the town centre terrace housing gives way to villas increasing in size and grandeur the higher up the hillside away from the town centre, likely homes for the professional classes of the time. Those along the north side of Talbot Road are a good example of these detached villas (Pl. 4) and includes Talbot House which at one time was part of the Glossopdale Community College. They contrast with the more modest properties that line North Road and Fauvel Road. (Pls 15-17).
- 4.2.5 Wren Nest (DDR7074) St James (DDR7072) and Howard Town Mill (DDR7073) lie at some distance from the proposed development to the south. There is no intervisibility with any of these three Conservation Areas and they are not discussed further.
- 4.2.6 The fourth area covered by the SPD is the Norfolk Square Conservation Area (DDR7075) was originally designated in 1970 and at that time concentrated mainly upon the heart of Glossop's commercial town centre. Later extensions in 1994 and 2003 broadened the range of building types and landscape characteristics to include residential development to the north and it extends north along Fauvel Road opposite the eastern side of the proposed development site (Pl. 15) although it is screened by housing development along the north-west side of the road (Pl. 16). The southern boundary of the proposed development is Spire

Holling which is not included in any conservation Area. The houses are larger than those found on Fauvel Road and North Road (Pl. 20) and set back from the road, their gardens blocking view into the proposed development site.

Listed Buildings

- 4.2.7 There are twenty-nine listed buildings within the study area, all of which are listed Grade II (Fig. 2). The tops of only one is visible from the proposed development site- The Victoria Hall to the south. (The only other designated asset visible from the site is the Wood's Baths chimney to the north-west, discussed above.)
- 4.2.8 Victoria Hall (NHLE1384300) is one of a several buildings that were given to the town in commemoration of Queen Victoria's Golden Jubilee, and the memorial stones were laid on the 30th July 1887. The building which contained the Public Hall and Free Library was the gift of H. Rhodes, of Thorncliffe Hall, Hollingworth, and Captain Partington, of Easton, Glossop, who each contributed £2000 towards its erection. It is situated at the corner of Fauvel Street and Talbot Street, on a site presented by Lord Howard (Pl. 18). It is built of coursed rock-faced millstone grit with ashlar dressings and has Welsh slate roofs with coped gables and kneelers. It has been built in the Gothic Revival style and is cruciform on plan. The front is octagonal, and a bell tower with pinnacles at each corner and a slated spire rises from one side. The main range contained the library to the ground floor and the hall to the first floor, with entrances in the east and west wings. The library is now located in a building immediately south of Victoria Hall. The bell tower is visible from the site although the site is not visible from Victoria Hall at ground level as there is housing that surrounds the Site boundary (Pls 9-11 and Pl. 19). The present library (NHLE1390570) lies south of Victoria Hall and is hidden from the proposed development site by it.
- 4.2.9 North-east of the proposed development at a distance of around 250m by road is a cluster of four listed structures comprising All Saints Roman Catholic church (NHLE 1384226) Royle House, presbytery to the church, on its west side (NHLE 1384228) and the gates and boundary walls to both (NHLE 1384227 and NHLE 1384229). Although relatively close to the north-eastern edge of the proposed development, and in a more elevated position, intervening housing and trees prevent any intervisibility.
- 4.2.10 The remaining listed buildings are situated south of Norfolk Square on the southern fringes of the Study area and are not within view of the proposed development site and not discussed any further (see Appendix 1).

4.3 Non-Designated Assets

- 4.3.1 There are 30 entries in the monuments list for the study area (Fig. 3 and Appendix 2). However, eleven are duplicates of the designated assets discussed above and described in Appendix 1. Fifteen assets comprise buildings and other structures, seven of which have been demolished. Only four entries refer specifically to archaeological assets. There have been no archaeological investigations on the proposed development site itself but within the study area there have been eighteen events (EDR) recorded in the DHER all of which have been on the periphery of the study area. They comprise two desk-based assessments, nine buildings appraisals and building recording, one geophysical survey, three intrusive investigations comprising evaluation and excavation, and three watching briefs (Fig. 4 and Appendix 2).
- 4.3.2 The geophysical survey has been undertaken south of Dinting Road (EDR44228) in 2015. Evaluation trenching on North Road (EDR3971) in 2015 revealed a single linear feature of unknown date. The nine buildings appraisals were site-specific and concern some of the mills in the town and are referred to where relevant in the following section. These and the intrusive excavations and watching briefs are referred to where relevant in the text below. Watching brief (EDR 3108) was negative.

Prehistoric and Roman

- 4.3.3 There are no recorded earlier prehistoric sites or artefacts recorded within the study area. all four entries relating to carved stone heads, a distinctive Derbyshire artefact type (there are 22 recorded for the county as a whole). On the western edge of Glossop is a small Roman garrison fort known as Melandra Castle, which lies on the Roman road from Manchester to Borough. Rescue excavations in the 1960s and 70s identified a vicus, a civilian settlement associated with the fort, part of limited evidence for Roman settlement identified in the Dark Peak area of Derbyshire (Hart 1981, p105). The projected line of a Roman road is recorded on OS maps south of the proposed development site and south of the study area.

Medieval

- 4.3.4 There is little evidence for Saxon activity within the Peak District and there are no records of this date for Glossop. The place-name Glossop means Glott's valley and is first recorded in the Domesday Survey of 1086. Glossop is included within the Langenedele (Longdendale) entry together with eleven other settlements that were held by a variety of men with names of both Saxon and Scandinavian origin. The settlements lay on the edge of the Forest of High

Peak that filled the valley and were to become the manor of Glossop held by the king at the time of the Domesday Survey. The manor is described as having been worth 40s before the Conquest but in 1086 as 'waste'. Many areas in the north are described as 'waste' after the 'harrying of the north', in which concerted efforts were undertaken by the new Norman Overlords to quell all remaining resistance in the north.

Post Medieval and Modern

- 4.3.5 Glossop's textile trade was established as a small-scale domestic industry from the 15th century onwards. By the mid-18th century, the local woollen industry utilised water powered mills. The widespread introduction of cotton manufacturing across the region resulted in numerous water-powered cotton mills being established in Glossop during the first two decades of the 19th century, with 11 such mills having been built on the Hurst and Shelf Brooks by 1820. The construction of further mills along Glossop Brook and the creation of a turnpike on the Manchester to Sheffield Road resulted in a shift in settlement southwards from the historic core of Old Glossop. A much-altered toll house (MDR14384) (Toll Bar Cottage) sits at the junction of Mill Town with the Sheffield Glossop turnpike. This growth was actively encouraged by the Howard family (Dukes of Norfolk). To cope with the influx of workers needed a planned settlement was built called Howard Town (Burgess 1993, p32). This planned settlement is now called Glossop and the original settlement to the north is called Old Glossop. A watching brief in the site of the Howard Retail Park in 2016 revealed a wall of the Howard Mill (EDR4365).
- 4.3.6 The arrival of workers into the town resulted in the construction of several churches, including the All Saints Catholic church (MDR12259/ NHLE1384226) and presbytery known as Royle House (MDR12260/NHLE 1384228) built in 1836 for the Duke of Norfolk. St Luke's church south of the proposed development site is a daughter church of St James church Whitfield, first built in tin (sometimes these were called tin tabernacles, or in this case the Iron church). This was replaced in 1903 by the present church. The former school and Sunday school (MDR13572) associated with the church was built in 1880 but is no longer in use as a school. There were several non- conformist chapels Elim Church 1888 (MDR12261), Wesley Chapel 1844 (MDR12268) rebuilt in 1858-9 and closed in 1960, since demolished. The Wesleyan Reform chapel built in 1854 (MDR 12269) suffered the same fate being rebuilt in 1897-8 and demolished in 1965. The adjacent Sunday School (MDR 12270) fared better and is now used as a medical centre.

- 4.3.7 In 1838 the duke built a town hall near the main road junction which effectively ended Old Glossop's administrative function and it also ceased as a market place when that was also transferred to the newly named Howard Town in 1844 (Stroud 2001, 8-10). The Howards also financed a railway branch line to the town in 1845 (MDR12805) to connect the main Manchester-Sheffield railway to Glossop. He also built the station (MDR671) and oversaw various public improvements. Several entrepreneurial mill owners also invested in the area, including John Wood and his family. The gas works (MDR672) were built in the same year as the station and closed in 1957. The surviving office building is listed Grade II (NHLE 1383222).
- 4.3.8 Some of the industrial sites depicted on early OS maps have not survived and include an 18th century flour mill and pond, on corn St, possibly on the site of the medieval corn mill belonging to the lord of the manor, demolished in the 1920s (MDR13255). The site of a 19th century iron foundry (MDR 12418) was identified during excavation in 2009 (SDR 20977). Evaluation at the site of the Glossop Iron foundry in 2016 revealed the foundry floor but no internal fittings (EDR 4390). The site of Top and Bottom weaving sheds (MDR22973), associated with Howard Town Mills, was demolished in 2016 after a full survey was carried out (EDR 4681) Excavation and a watching brief revealed remains of the mill complex (EDR 4365 and 6682).
- 4.3.9 Following the death of the second baron, Francis Howard in 1924, the Glossop Dale Estate was sold in lots in 1925. The Corporation bought Glossop Hall. Its grounds became Manor Park and were opened to the public in 1927. The hall itself was demolished in the 1950s.

4.4 Map Regression

- 4.4.1 There was little freehold land within the parish of Glossop to enclose and the land was probably privately enclosed by the Dukes of Norfolk so there is no enclosure or tithe map for Glossop. Burdett's map of Derbyshire (1791) is too small in scale to show the proposed development site but it shows the limited extent of the settlements, and the essentially rural character of the area prior to industrial expansion at the turn of the 18th and 19th centuries.

Ordnance Survey 1881 1:2500 (Fig. 5)

- 4.4.2 The Site is essentially in a rural setting although the roads that form the main boundaries to the proposed development site are already in place, but North Road is not named. The Site is split up into nine small fields with an avenue of trees extending north from Spire Hollin. The only buildings on the site itself are a timber yard, west of the tree-lined avenue, situated on

the north side of Spire Hollin close to its junction with North Road. A small triangular copse of trees faces Fauvel Road and a rain gauge is marked in the centre of the area. There is a spot height of 544.6 ft (167m) close to the rain gauge.

- 4.4.3 There is no housing on Fauvel Road or North Road. Talbot House is shown on the north side of Talbot Road but although published in 1881 this map does not show the park. Other large villas Royle house and Glossop Hall are shown. A few terraces of houses have extended north of the railway line south-east of Fauvel Street.

Ordnance Survey 1921 1:2,500 (Fig. 6)

- 4.4.4 The Site itself is little changed from 1881 although the trees along the avenue have gone, as has the copse. Spire Hollin House and a small building to its west have replaced the timber yard. Development is shown along North Road and the triangle of land south of Spire Hollin has also been built on and includes St Lukes church. Some houses have been built along North Road, north of its junction with Talbot Road, backing onto Howard Park. The Park is clearly shown with its convalescent Home and baths.

Ordnance Survey 1984-87 1:1,250 (Fig. 7)

- 4.4.5 This map coverage is incomplete but shows the school buildings on the proposed development site with sports pitches to the south. The site is completely surrounded by housing. The extent of the school is more fully shown on the aerial view of the site (Pl.1).

4.5 The Site

- 4.5.1 The proposed development site was until recently occupied by Glossopdale Community College. It used to be the Glossop Grammar School which moved to the Talbot Road site in 1959. The school complex had a number of pitches and playing fields on the southern part of the site terraced into the slope.
- 4.5.2 It became Glossop Comprehensive School in 1965 when it merged with West End Secondary Modern and Castle School Secondary Modern in Hadfield. In 1989, the former Hadfield Comprehensive School on Newshaw Lane in Hadfield merged with the Glossop School to form the Glossopdale School. It suffered a further name change to Glossopdale Community College.
- 4.5.3 Until 2018, the school was spread over three sites; Hadfield, Glossop and Talbot House. The youngest students attended Hadfield site on Newshaw Lane, Hadfield. In Year 9 students moved to the Glossop Site on Talbot Road, Glossop. There was also a Sixth Form College in

the historic 19th-century Talbot House, also on Talbot Road. In 2016 construction began on a new building on the playing fields of the Hadfield site, designed to merge all three previous sites into one building, which opened in 2018. This coincided with a name change for the school to Glossopdale School.

5.0 Discussion

- 5.1.1 The indicative site layout/concept plan (Fig. 8) shows housing in four main blocks with wide margins around all four sides of the Site. Existing trees on the margins will be retained along with additional boundary planting to improve the screening of the site. The existing vehicular access point off Talbot Road will be retained with two additional points of access for pedestrians and cycles, off Talbot Rd and North Rd, again through existing access points. The south end of the site will be used for LEAP (play area with equipment) and SUDS pond.

5.2 Designated Heritage Assets

- 5.2.1 There are no designated heritage assets within the proposed development site and all potential impacts would therefore be indirect. There are views of the bell tower belonging to Victoria Hall south of the Site (Pl. 19). There are also views of the Woods public baths chimney from the east side of the Site looking north-west. In both cases there are no views into the site from these listed assets so the potential impact of development is likely to be negligible.
- 5.2.2 The three adjacent Conservation Areas extend along all sides of the proposed development although the only clear views into the site are from Talbot Road the north side (Pls 6-11). The Conservation Area Appraisal (High Peak Borough Council 2006a) notes the importance of local building materials and the relationship of the built environment to the surrounding topography in contributing to the significance of the Conservation Areas. Sympathetic design and use of materials in the proposed development will result in a beneficial gain to the immediate setting of the surrounding Conservation Areas.

5.3 Undesignated Heritage Assets

- 5.3.1 The archaeological record within the study area is sparse the school site was never close to medieval centres of population and despite the industrialisation of Glossop in the 19th century and its continued expansion in the 20th century, this area of the city retained its rural character until the Second World War.

- 5.3.2 The construction of the school and its sports fields extended over a substantial part of the site and their construction and subsequent clearance, along with the presence of underground services will have resulted in ground disturbance of unknown depth and extent, which reduces the potential for the presence of undisturbed archaeological remains that might be present. It is concluded that there is low potential for the presence of archaeological remains of any period and that any potential will have been further reduced by the ground disturbance by the school.

6.0 References

6.1 Published Sources

English Heritage 2008 *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment*. London

High Peak Borough Council 2006a *Glossop Conservation Area Character Appraisal Supplementary Planning Document LDF 3*

High Peak Borough Council 2006b *Old Glossop Conservation Area Character Appraisal Supplementary Planning Document LDF 4*

NPPF 2023 *The National Planning Policy Framework*

NPPG 2021 *National Planning Practice Guidance*

6.2 Websites

http://archaeologydataservice.ac.uk/archives/view/dob/ai_full_r.cfm?refno=12434&CFID=2962234&CFTOKEN=C35B844B-9D14-4432-A4DC5DA28555733B

7.0 Appendix 1: Listed Buildings within the Study Area (Derbyshire HER search CDR 13334)

DHER ref.	NHLE ref.	NGR	Name
DDR6582	1246355	SK 03453 94091	National Westminster Bank.1897 with additions 1910. Ashlar with ashlar dressings to principal elevations, coursed millstone grit elsewhere. Westmorland slate roof with terracotta ridge tiles
MDR672	1384222	SK 03165 94130	Wain, Arundel St. Glossop Gas Company offices, now commercial premises. 1845, converted C20. Rock-faced coursed millstone grit with ashlar dressings, vermiculated quoins and Welsh slate roof.
DDR6833	1384223	SK 04023 94816	56 Church St. Two cottages and workshop, now house. Mid C18, with early C19 additions and C20 alterations. Coursed millstone grit with tooled dressings and stone slate roof with 4 stone stacks and single brick stack.
DDR6835	1384225	SK04080 94816	Duke of Norfolk Primary School and schoolhouse, mid-19th century coursed millstone grit with ashlar dressings and Welsh slate roofs
MDR12259	1384226	SK 03838 94830	Roman Catholic church of All Saints. 1836. By ME Hadfield & TG Weightman for the 12th Duke of Norfolk. Millstone grit ashlar and Welsh slate roof with deeply overhanging eaves which form pedimented gables
DDR6837	1384227	SK 03839 94783	Gates and walls to Roman Catholic church of All Saints. Gate, railings and walls. 1836. Probably by Hadfield & Weightman. Cast-iron and coursed millstone grit with ashlar dressings.
MDR12260	1384228	SK 03816 94824	Royle House. Presbytery. Late C18, rebuilt 1836. By M E Hadfield & T G Weightman. Squared and coursed millstone grit with ashlar dressings, and hipped Welsh slate roof with 3 stone stacks.
DDR6839	1384229	SK03822 94784	Gates and boundary wall to Royle House. 1836 coursed millstone grit rubble wall with semicircular coping
DDR6851	1384241	SK 03555 94188	3-9 Ellison St. Row of 8 back-to-back houses, now 4 houses. Early C19, with C20 alterations. Coursed millstone grit in diminishing courses with ashlar dressings, stone slate roofs and 4 stone stacks with watertabling
DDR6867	1384257	SK 03396 94134	8 Henry St 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.
DDR6868	1384258	SK 03413 94132	10-18 Henry St.Row of 5 shops and masonic hall. Early C19 with C20 alterations. Coursed squared millstone grit, with tooled dressings and Welsh slate roofs with panelled stacks and some truncated stacks. Originally 4 units with 5th inserted.
DDR6869	1384259	SK 03436 94132	Glossop Heritage Centre and flower shop and restaurant. Also known as Bank house Henry St. Early 19th century dressed millstone grit with ashlar dressings and Welsh slate roofs
DDR6870	1384260	SK 03449 94107	Partington Theatre, Norfolk Square. Liberal club, now theatre. 1914. By Paul Ogden. Ashlar with ashlar dressings and brick to rear. Stone slate roof. End and ridge stacks with alternating plain and barley sugar shafts
DDR6875	1384266	SK 03528 94046	8-14 High St East. 4 houses, now 6 shops. Early C19 with C20 alterations. Coursed millstone grit with tooled dressings and stone stacks with watertabling. Stone slate roof
DDR6876	1384267	SK 03601 94071	25 and attached wall. House, now offices and attached wall. Early C19 with late C19 and C20 additions. Coursed millstone grit with tooled dressings and stone slate roof. 2 stone end stacks

DHER ref.	NHLE ref.	NGR	Name
MDR22974	1384268	SK 03638 94046	Howard town house. Mill owner's house now offices. Early C19 with late C19 and C20 alterations. Coursed millstone grit with ashlar dressings. Hipped stone slate roof with 2 ashlar ridge stacks
DDR6878	1384269	SK 03434 94021	Town Hall and Market Hall with attached railings. Town hall, market hall and municipal buildings, 1838, 1845, 1897 and 1923. By Weightman and Hadfield for the 12th Duke of Norfolk. Ashlar millstone grit with ashlar dressings. Panelled stacks and slate roof.
DDR6879	1384270	SK 03241 94061	The Oakwood and Oakwood Restaurant. Public house and restaurant. c1870 with C20 alterations. Rock faced millstone grit with ashlar dressings and Welsh slate Mansard roof. First floor sill band with bracketed and moulded eaves. Stone stacks
DDR6880	1384271	SK 03476 94089	Norfolk Arms hotel. Coaching Inn, now public house. 1823, altered late C19 and C20. Coursed millstone grit with ashlar dressings and hipped Welsh slate roofs
MDR12808	1384272	SK 03472 94064	Drinking trough outside the Norfolk Arms public house. 1881
DDR6882	1384273	SK 03467 94068	2 telephone kiosks west of drinking trough outside Norfolk Arms public house. type K6. Designed 1935 by Sir Giles Gilbert Scott
DDR6892	1384283	SK 03360 93980	Dollars Public House Early 19th century Diminishing coursed millstone grit with ashlar dressings and hipped slate roof. 3 irregularly set stone stacks.
DDR6894	1384285	SK 03423 94108	War Memorial. c1920. Sculpture by Vernon March. Ashlar stone and bronze. Square base of 5 steps supports tall rectangular plinth with swept and battered sides, those to east and west topped with bronze laurel wreaths. Main front has top inscription, "PRO PATRIA". Each front has brass plates inscribed with the names of those from Glossop who lost their lives in both World Wars.
DDR6895	1384286	SK 03528 94133	Conservative Club 1909, Coursed rock-faced millstone grit with ashlar dressings, Welsh slate roof and coped gables with kneeler
MDR671	1384287	SK 03485 94149	Glossop Railway station and Co-op building. Railway station and former engine sheds, the latter now occupied by retail store. 1847, converted c1985. For the 13th Duke of Norfolk who brought the Sheffield and Manchester Railway line from Dinting to Glossop
MDR12237	1384295	SK 03076 94193	Glossop joinery with attached walls and railings, formerly Methodist chapel and Sunday school Shrewsbury St. 1855. Ashlar with ashlar dressings to front elevation, coursed millstone grit to others. Welsh slate roofs.
MDR13573	1384300	SK 03412 94423	Victoria Hall and Public Library. Concert hall and public library. 1887. Coursed rock-faced millstone grit with ashlar dressings and Welsh slate roofs with coped gables and kneelers.
MDR22975	1384302	SK 03479 93985	Two Lodges and gates to Woods Mill and attached wall (excluding woods Mill) 2 gatehouses, now tourist information office and store with attached walls and gate piers. Mid C19 with C20 alterations. Ashlar gritstone with ashlar dressings and coursed millstone grit to sides and walls. Welsh slate roofs.
DDR6919	1390570	SK 03402 94380	The Adult Education Centre Technical school, grammar school and then adult education centre. Built 1899-01. Paid for by the 2nd Lord Howard of Glossop. Ashlar with ashlar dressings and graduated Westmorland slate roofs. 3 moulded stone chimney stacks. 2 storey over deep basement. Moulded plinth, first floor band and eaves cornice.

8.0 Appendix 2: Events within the Study Area (Derbyshire HER search CDR 13334)

Desk Based Assessments	
EDR3928	Desk-based assessment, at land off North Road, Glossop, by CgMs, in 2012
EDR4966	Heritage Appraisal for Land off Woodhead Road, Glossop, 2015
Building assessments	
EDR1889	Desk-based assessment, at Howard Town Mill, by UMAU, in 2005
EDR1890	Archaeological Appraisal of Standing Buildings, at Howard Town Mill, by University of Manchester Archaeological Unit, in 2005
EDR2817	Desk-based assessment and buildings appraisal, Wren Nest Mills, Glossop, by ARCUS, in 2004
EDR2818	Building assessment, Wren Nest Mill, by Woodhall Planning & Conservation, in 2003
EDR2819	Structural report, mill building at Wren Nest Mill, Glossop, by White Young Green, in 2002
EDR2820	Structural report, mill race and pond at Wren Nest Mill, Glossop, by White Young Green, in 2002
EDR4325	Field Survey, at Broomhead Estate & White House Farm, by Alice Ullathorne (PDNPA), in 2004
EDR4681	Historic Building Investigation of Weaving Sheds at Howard Town Mills, Glossop, 2015
EDR4890	Heritage Assessment of No. 28 High Street East, Howard Town House, Glossop, 2019
Geophysical survey	
EDR4428	Geophysical Survey, on Land South of Dinting Road, Glossop, by ARS Ltd, in 2015
Evaluation and excavation	
EDR4390	Archaeological Excavation, at Ferro Alloys (Glossop Iron Works) Surrey Street, Glossop, by Wessex Archaeology. 2016 Evidence for foundry floor, but few internal workings.
EDR3971	Trial trenching, North Road, Glossop, by WYAS, in 2015. Single linear feature.
EDR4682	Evaluation, Monitoring and Excavation at Howard Town Mills, Glossop, 2016-2017. Evidence for the mill complex
Watching brief	
EDR3108	Archaeological watching brief, at The Old Vicarage, Old Glossop, by Archaeological Research Services, in 2012 Negative
EDR4365	Archaeological Watching Brief, at Land at Howard Town Retail Park, by Wardell Armstrong Archaeology, in 2016. Wall of Howard mill
EDR4389	Archaeological Watching Brief, at Market Street/Chapel Street, by Wessex Archaeology, in 2016. Site of Sedley Mill Negative

9.0 Appendix 3: Monuments within the Study Area (Derbyshire HER search CDR 13334)

DHER ref.	NGR	Summary
MDR602	SK 035 941	A 'mother' figure with head broken off found with the stone figure (SMR 6160). Now apparently lost.
MDR603	SK 035 941	A small grotesque statuette discovered in the earth floor of Glossop Conservative Club. May be pre-Celtic.
MDR666	?SK 0394	Carved Stone Head, Glossop. Unlocated - not plotted on map
MDR671	SK 034 941	Glossop Railway Station. Station and warehouse dating to 1846-7. The warehouse has been occupied by a retail store from about 1985.
MDR672	SK 031 942	Site of gas works established in 1845 and closed in 1957. The only building to survive is a Grade II listed office building
MDR676	SK 03712 94050	Former site of Howard Town Mills, High Street East, Glossop, a 19th century facility.
MDR688	SK 0284 9414	Wrens Nest Mill, High Street West. Former spinning and weaving mill powered by water in 1815, converted to steam in 1825. Site now redeveloped, with very little surviving from the original mill. Listed mill and chimney outside study area.
MDR693	SK 034 943	Two stone heads carved 'in the Celtic tradition' are reported to be set into the walls of the back garden of no. 24 Fitzalan Street, Glossop.
MDR12237	SK 0307 9419	Shrewsbury Street. Former Methodist chapel and adjoining Sunday school, now industrial and commercial premises. Built in 1855 and converted in the 20th century.
MDR12255	SK 0345 9440	Fitzalan St. Site of Unitarian Chapel built 1874-5. Demolished and rebuilt in 1895. Now a private residence [2009].
MDR12259	SK 0383 9483	All Saints was built in 1836 as the first Catholic Church in the area.
MDR12260	SK 0381 9482	Royle house, Church St. A late 18th century Presbytery that was rebuilt in 1836. It adjoins All Saints' Roman Catholic Church (SMR 6192).
MDR12261	SK 0359 9413	Elim Church, Ellison Street. Built 1888 as The Gospel Union and Blue Ribbon Mission, but later known as Elim Tabernacle. Still in use today [2009].
MDR12268	SK 0318 9404	High St. Site of a Wesleyan Methodist Chapel built in 1844, then demolished and replaced by a second Chapel in 1858-9. This second Chapel was closed in 1960 and has since been demolished [2010].
MDR12269	SK 0342 9426	Howard St. A Wesleyan Reform Methodist Chapel built in 1854, later demolished and replaced with a new Chapel in 1897-8. This Chapel was demolished in 1965.
MDR12270	SK 0344 9425	Howard St. Former Sunday School built in 1893 associated with the now demolished adjacent Wesleyan Reform Church (see SMR 33302). It is now in use as a Medical Centre [2009].
MDR12273	SK 0334 9439	Fauvel Rd A Church built of tin was erected at this site in 1895. It was removed in 1903 and replaced with the current Church in 1905-6.
MDR12418	SK 0325 9392	George St. Site of a 19th century iron foundry. Sandstone footings of structural walls were identified during excavation in 2009.
MDR12805	SK 0238 9450	Glossop branch of the Manchester-Sheffield Railway built by the Duke of Norfolk in 1845 to connect the main line with Glossop.
MDR12808	SK 0382 9478	Church St. Well or trough set under a round-headed arch in the boundary wall to Royle House

DHER ref.	NGR	Summary
MDR13255	SK 0393 9432	Glossop Mill (site of), Corn Street. Site of an 18th century or earlier flour mill and mill pond, demolished in the 1920s
MDR13572	SK 0341 9430	Talbot St. Formerly St Luke's Day School and Sunday School, which was built in 1880 and was associated with St Luke's Church (SMR 33306). It is no longer in use as a school.
MDR13573	SK 0341 9442	Victoria Hall, Fauvel Road. A grade II listed public hall and library that was built in 1887. One of several buildings given to the town in commemoration of the jubilee of Queen Victoria.
MDR13763	SK 0315 9399	Shepley's Mill/Wharf Mill (site of), Chapel Street. Cotton Mill built in 1784, successive mills were burned down and rebuilt. Final mill was demolished in the 1960s.
MDR14384	SK 0379 9408	Toll Bar Cottage. A much altered two storey gritstone toll bar cottage that is triangular in section.
MDR22811	SK 0306 9497	Howard Park, opened in 1888, with its integral Baths and Hospital, was designed by Henry Ernest Milner, son of Edward Milner with whom he worked from 1870 until the latter's death in 1884. It is a grade II Registered Park and Garden.
MDR22973	SK 0369 9398	Former site of Top and Bottom Sheds, Howard Town Mills, Mill Street, Glossop, two mid-18th century weaving sheds. Demolished 2015
MDR22974	SK 03638 94046	No. 28 High Street East, formerly Howard Town House, Glossop, an early 19th century house.
MDR22975	SK 03479 93985	Nos. 1 and 7 Victoria Street, Glossop, former gatehouses of Wood's Mill, Glossop.
MDR9170	SK 03711 94792	Smithy Bar, Woodhead Road. Former toll house on the Chapel to Holmfirth turnpike road.

10.0 Figures



Fig. 1 Former Glossopdale Community College. Talbot Rd, Glossop. Site location.

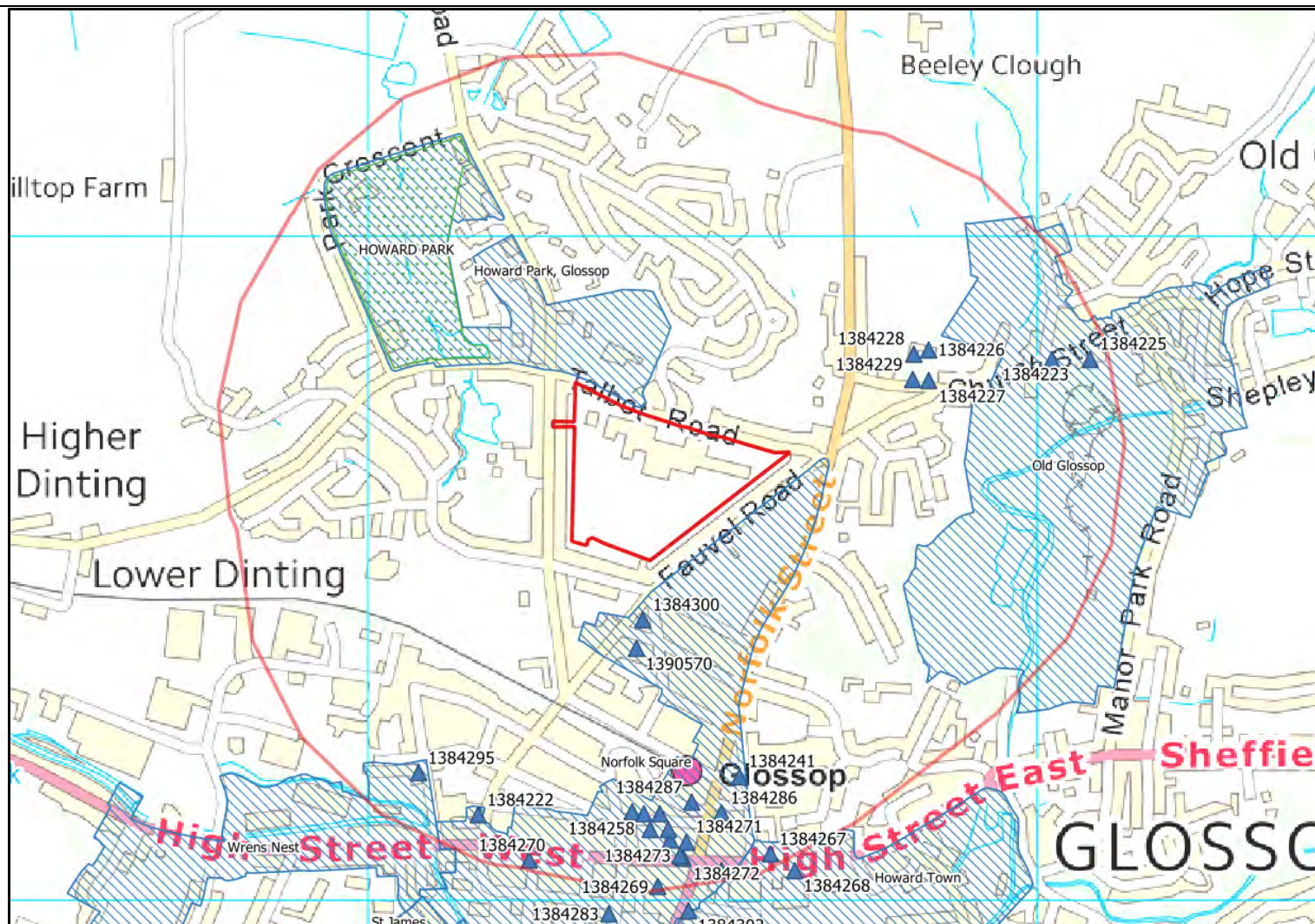


Fig. 2 Designated Heritage Assets within the study area (Conservation Areas and Registered Park are hatched)

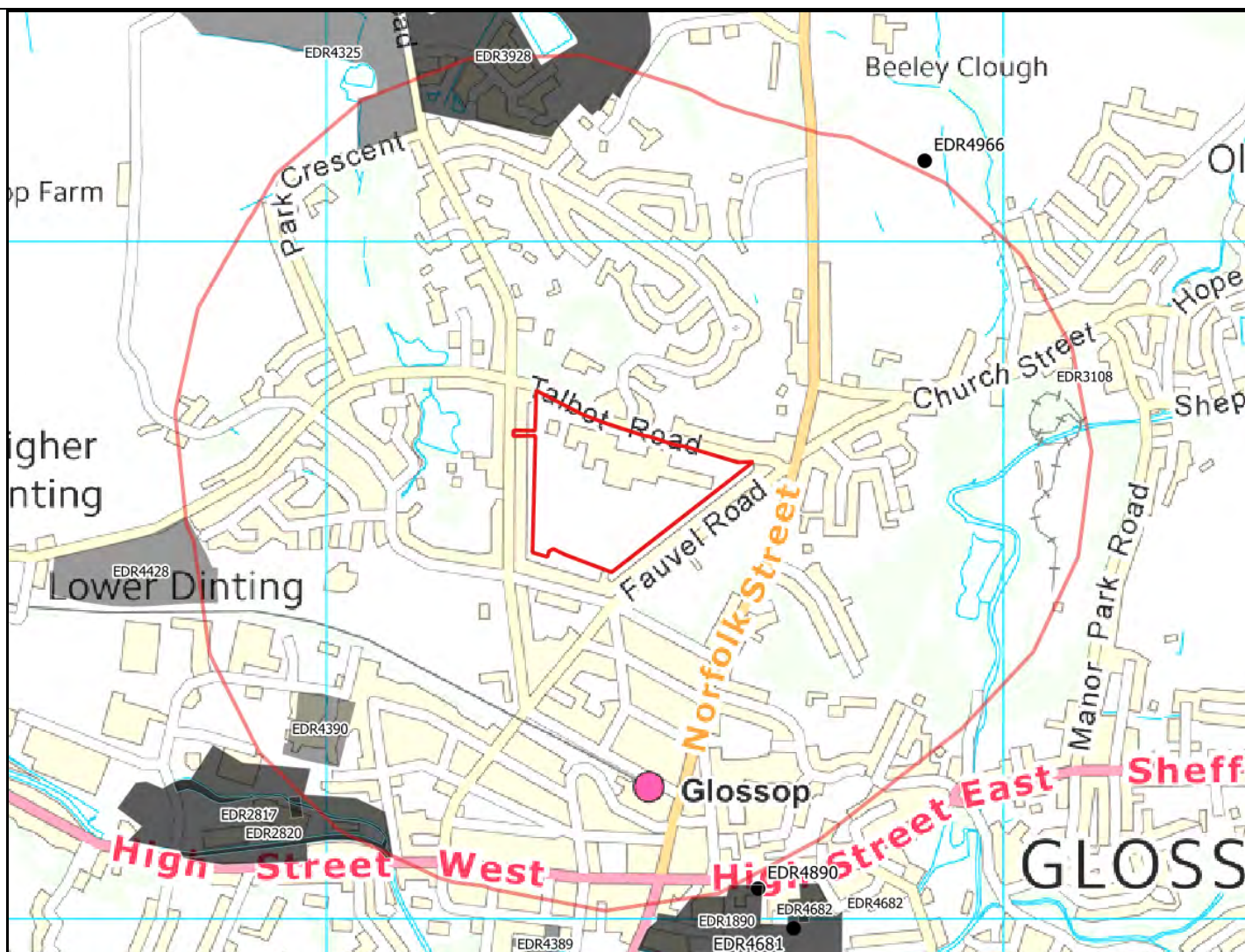


Fig. 3 Events within the study area (based on data from the Derbyshire Historic Environment Record)

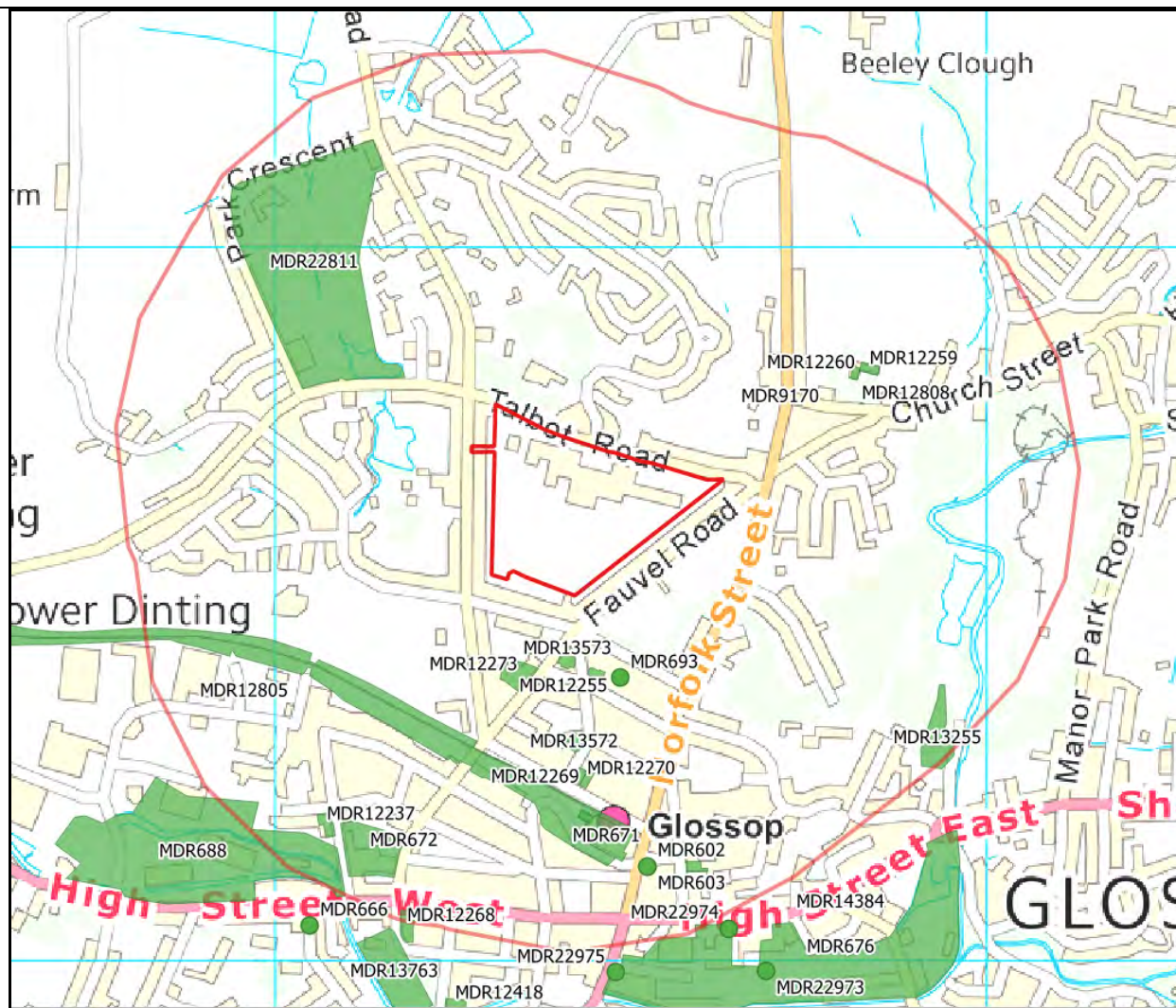


Fig. 4 Monuments within the study area (based on data from the Derbyshire Historic Environment Record) .

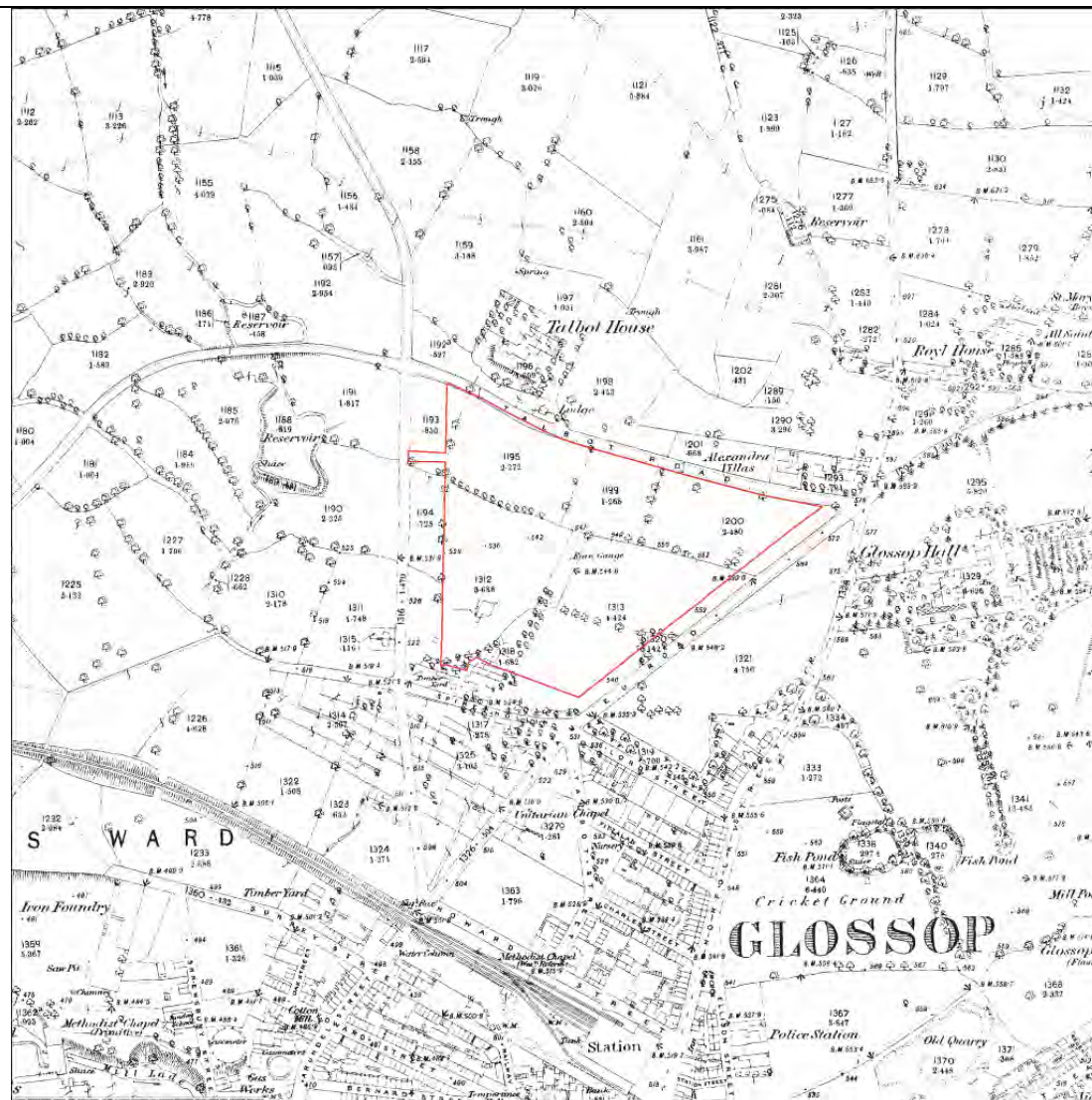


Fig. 5 1881 OS 1:2500 scale map

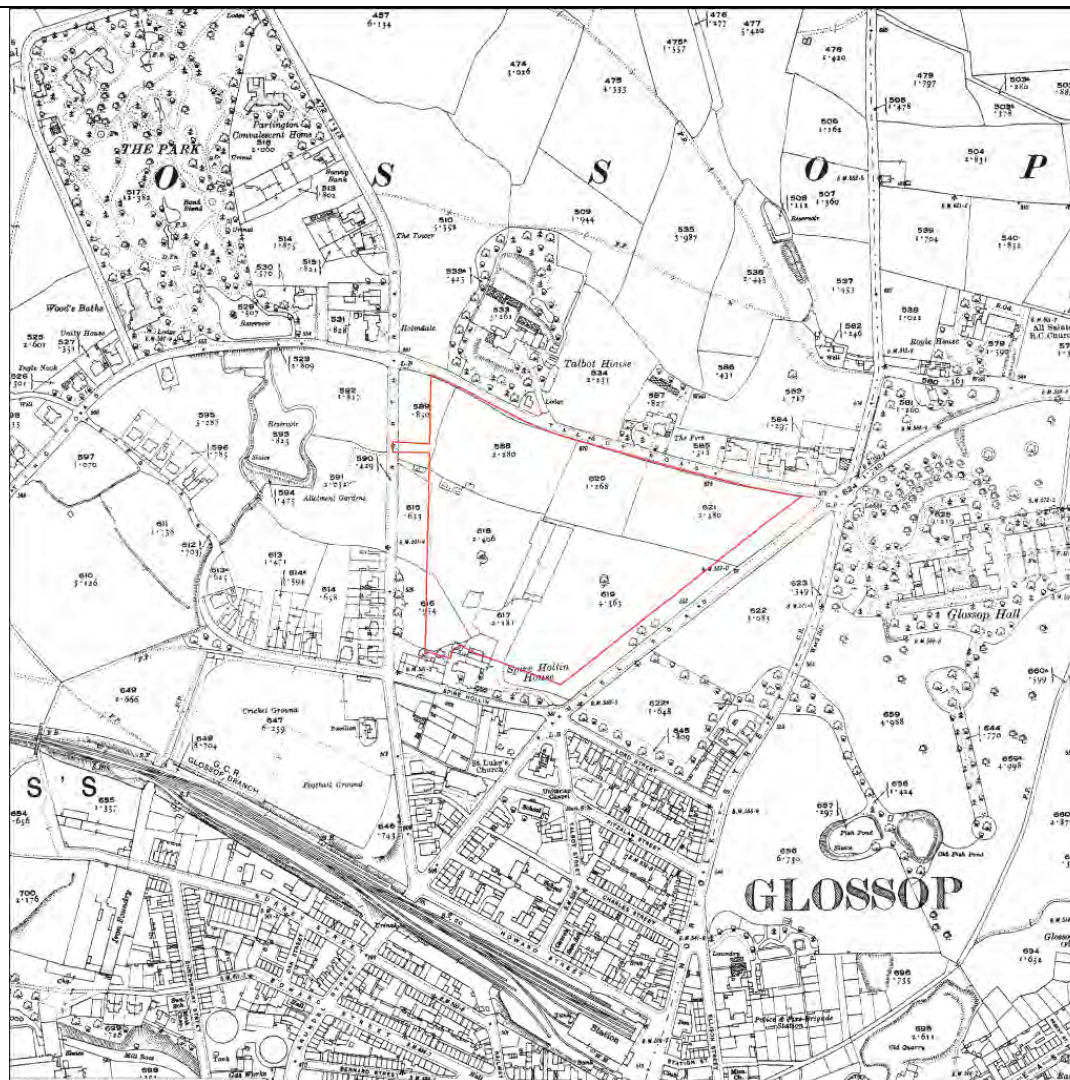


Fig. 6 1921 OS 1:2500 scale map



Fig. 7 1984-87 OS 1:1250 scale map



Fig. 8 Land at Talbot Rd, Glossop. Concept plan (Carter Jonas drawing no. J0053214-CJ-MP-PL-002-V2 October 2024)

11.0 Plates



Pl. 1 Aerial view of the site prior to demolition of the school (Google Earth 2020)



Pl. 2 LiDAR imagery of the site showing extent of ground disturbance after demolition and landscaping associated with the sports pitches



Pl. 3 North-east corner of the site looking south-west along Fauvel Rad (left) and Talbot Road (right)



Pl. 4 Villas along north side of Talbot Road, looking west, proposed development site boundary to left



Pl. 5 View west along Talbot Road



Pl. 6 Main entrance to Site on Talbot Road, looking south-west



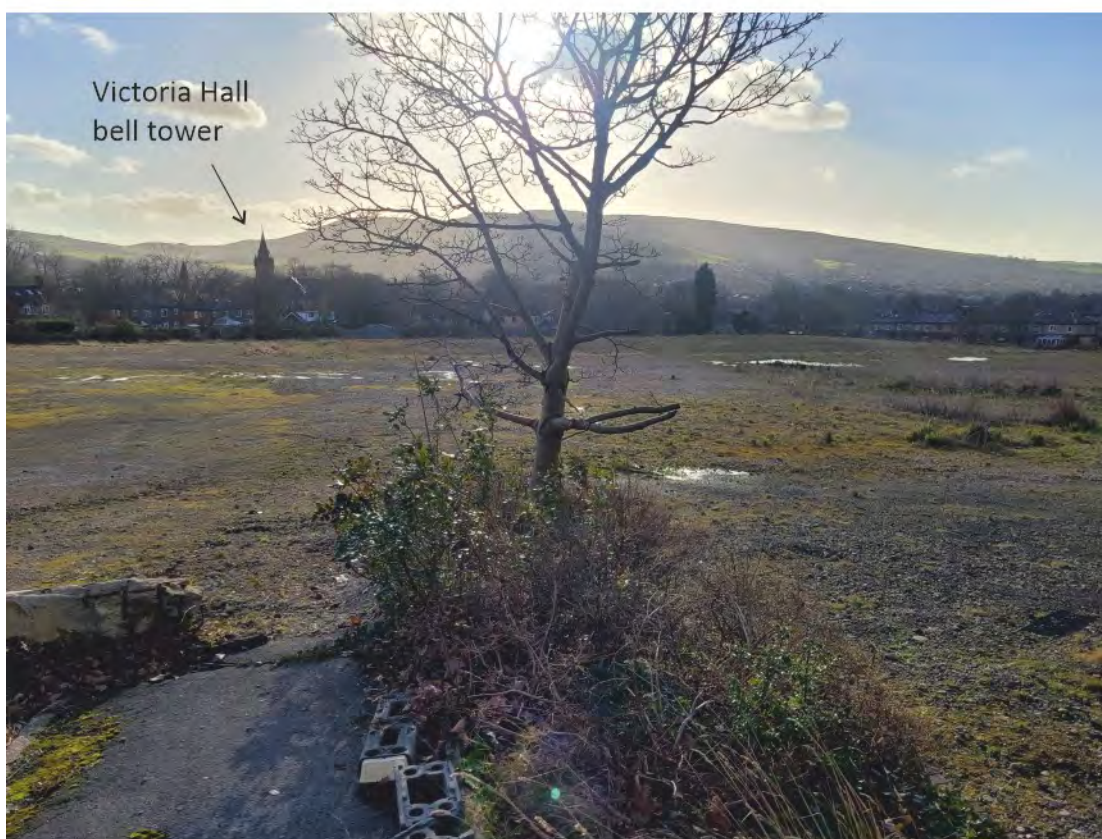
Pl. 7 General view across the looking south-west



Pl. 8 General view east



Pl. 9 General view south-east, from main entrance



Pl. 10 General view south from main entrance



Pl. 11 General view south-west, from main entrance



Pl. 12 View from west end of site along Talbot Road toward Howard Park Conservation Area



Pl. 13 Wood's Baths, looking west.



Pl. 14 Howard Park, lake at south end looking south-east towards Talbot Road



Pl. 15 Fauvel Road looking south-west. Norfolk Square Conservation Area west boundary to left



Pl. 16 Fauvel Road, looking north-west.



Pl. 17 North Road, looking north-west



Pl. 18 Victoria Hall, looking south



Pl. 19 View from Victoria Hall north-west toward proposed development site at junction of Spire Hollin (left) and Fauvel Road (right)



Pl. 20 View West along Spire Hollin that forms the southern site boundary