

Heritage Statement

Proposed Change of Use at Revive Hub, 50A Market Street, New Mills, High Peak

1. Introduction

This Heritage Statement is submitted in support of a planning application for a change of use at Revive Hub, 50A Market Street, New Mills, High Peak. The proposal seeks to convert the existing residential flat (Use Class C3) above the coffee shop into a multi-functional space for community activities, offices, meeting rooms, and occasional use by the coffee shop, falling under Use Class E.

The site has been identified as a Heritage Asset, and this statement assesses the potential impact of the proposed change of use on the character and significance of the building and its surroundings.

2. Site Context and Heritage Significance

- The property is located in [insert specific heritage designation, e.g., New Mills Conservation Area or near a Listed Building].
- Revive Hub is situated within a historic commercial area, contributing to the traditional character of Market Street, which has played an important role in New Mills' social and economic history.
- The building retains architectural features that reflect the town's historic streetscape and contributes to the aesthetic and historical value of the area.
- No external alterations are proposed, ensuring that the visual integrity of the building and its contribution to the wider streetscape remains unchanged.
- The proposed change of use maintains the building's role as an active part of the community, supporting its ongoing sustainability.

3. Impact of the Proposed Development on the Heritage Asset

The proposed change of use is designed to be sympathetic to the building's historical character, with the following considerations:

- No Structural Alterations: The proposal does not include any physical modifications to the external façade, roofline, or original features of the building.
- Retention of Historic Character: The internal layout changes will be minimal, preserving the existing structure and ensuring that any heritage features remain intact.

- Enhancing Community Engagement: The multifunctional space will improve public engagement with the building, contributing positively to its long-term viability.
- Preserving the Streetscape: The continued use of the property in a way that aligns with its traditional role as a mixed-use space ensures that it remains a positive contributor to the historic townscape.

4. Compliance with Planning and Heritage Policies

This proposal aligns with local and national heritage policies, including:

- National Planning Policy Framework (NPPF) Section 16 - Conserving and enhancing the historic environment by supporting sustainable and viable uses for heritage assets.
- High Peak Local Plan Policies - Ensuring that developments within Conservation Areas and near heritage assets preserve or enhance historic character.
- Historic England Guidance - The proposed use is compatible with the building's historic significance and does not result in any harm to its heritage value.

5. Conclusion

The proposed change of use will have no negative impact on the heritage significance of the building or surrounding area. The development is fully reversible, does not involve any external alterations, and will support the long-term sustainability and vibrancy of the property.

Given that the proposal aligns with heritage conservation principles and preserves the historic integrity of the asset, we respectfully request that planning permission be granted.



Ben Wood
Chairman & Trustee of Revieve Church UK (owner of 50A & 50 market street)