



High Peak Borough Council

working for our community

Application number

HPK/2024/0446

Site location

Adult Education Centre Spring Bank
New Mills

Proposal

Conversion of existing buildings to form 26 No. residential flats

Objection

The Adult Education Centre is located within the New Mills conservation area, and adjacent to the grade II listed St James Church and attached Almshouses. The Adult Education centre itself was built as a library, later becoming a school, then education centre. The building has remained a public building for the purposes of education throughout its history. The building is not listed, however it does positively contribute to the conservation area and setting of the adjacent listed buildings. The site forms a dominating structure along Spring Bank, typical of 19th C public buildings.

The New Mills Conservation Area Character Appraisal (CACA) identifies the site as being location with the sub-area 'lower High Street and the Old Bridge' and identified the site as a 19th C school which dominates Spring Bank:

2.15 - From the bridge the land rises steeply on the west side, where once stood many houses and small industrial premises, up to the skyline on Spring Bank Road, now dominated by the Late 19th century school and Church of St James. This area known as Bankside has recently been developed. The form of the development follows closely that of the former buildings and has been constructed in natural gritstone with slate roofs.

The application proposes to convert the education building into 26 residential flats. This includes the conversion of the existing attic space into a number of flats. It is therefore proposed to install a total of 40 roof lights. This is considered an excessive amount, a vast amount will be clearly visible from the principle elevation, and when approaching along from the north. This creates a cluttered roof scape, which will be harmful to the appearance and character of the street scene and conservation area. The number of rooflights should be significantly reduced in number, and the placement of any rooflights considered necessary should be carefully placed to reduce visual impact. This may require some reconsideration of internal room layout.

Furthermore, clarification is requested in regards to the remaining windows. The plans appear to show no change in the windows of the proposed building. The windows do not appear to be original to buildings. However, any proposed replacement should be carefully considered and controlled to ensure that inappropriate replacements (such as upvc) are not put forward.

In conclusion, the number of rooflights proposed is considered excessive, leading to a visually cluttered and inappropriate roof scape. This is ultimately considered to cause less than substantial harm to the conservation area. Furthermore, clarity is requested in regards to proposed windows to ensure that any replacements are suitable for the host building and will not harm the conservation area.

Rachel Robinson
Conservation Officer
High Peak Borough Council