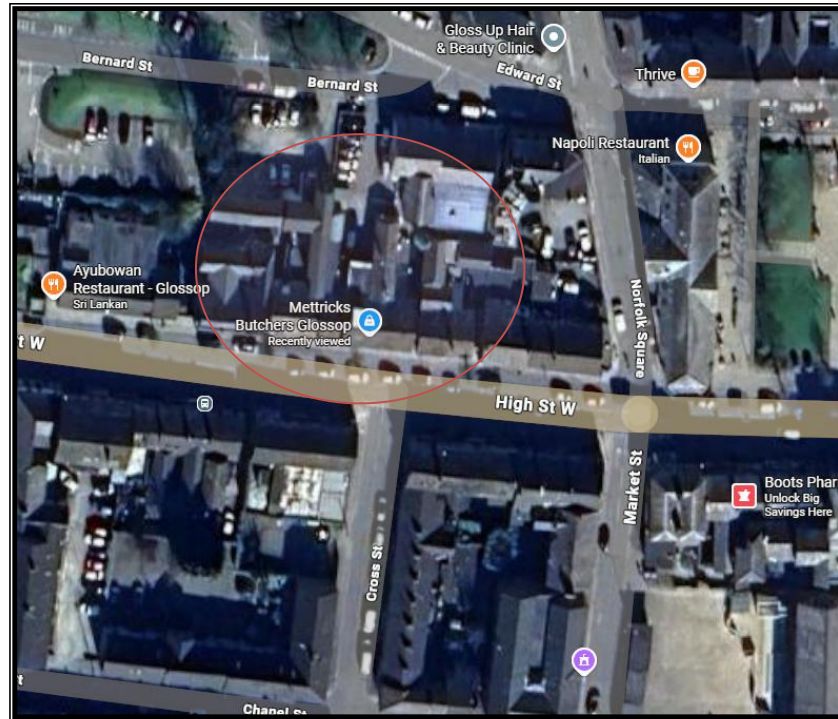


Heritage Impact Assessment and Heritage Statement

December 2025

20–22 High Street West, Glossop, SK13 8BH



Aerial view showing location

- **Applicant**

Mr John Mettric

- **Planning Authority**

High Peak Borough Council

- **Proposal**

Removal of existing rear elevation single storey cold store and new rear two storey extension and associated external works

- **Location**

20-22 High Street West, Glossop, SK13 8BH

- **Prepared By**

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SJ Design Limited (Chartered Building Surveyors)

The Old Co-Op Building

Church Street

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1. Summary / Executive Conclusion

The proposal is to remove an existing single-storey cold store (metal profiled roof and plastic sheet walls) at the rear of 20–22 High Street West and replace it with a two-storey extension faced in natural stone with a blue slate roof to match the existing building. The property lies within the Norfolk Square Conservation Area. The building itself is not listed.

The extension is located to the rear with no public vantage points and will be seen only from within the private yard and neighbouring rear elevations. Taking account of the conservation area character and the nature, siting and materials of the proposals, the development will have no adverse effect on principal public views or the character-defining elements of the Norfolk Square Conservation Area. Any heritage impact is assessed as negligible to neutral. If the Local Planning Authority (LPA) concludes there is any harm, it would be less than substantial and is outweighed by the public benefits of sustaining a long-established local business and securing the building's continued viable use.

2. Description of the Site and Proposals

Site and Setting:

20–22 High Street West is located within the Norfolk Square Conservation Area, which includes Glossop's historic commercial core characterised by natural stone buildings, slate roofs and a traditional town centre grain.

Figures 1 - 4 show the existing rear elevations of the property.



Figure 1: Part Rear (North) Elevation



Figure 2: Part Rear (North) Elevation



Figure 3: Part Rear (North) Elevation showing the existing cold store



Figure 4: Part Rear (North) Elevation showing the existing cold store

Existing Cold Store:

The cold store to be removed is a modern, utilitarian structure with metal profile sheet roofing and plastic sheet walling. It does not contribute positively to the character or appearance of the conservation area.

Proposed Development:

- Removal of the existing cold store.
- Construction of a new two-storey rear extension with natural stone walls with a blue slate roof to match the existing.
- Internal reconfiguration to provide additional business floorspace.
- Traditional detailing and materials to match the host building.

3. Heritage Assets and Significance

Designated Heritage Asset:

The Norfolk Square Conservation Area. Its significance is derived from historic plan form, architectural character, stone and slate materials, and key public views.

Non-Designated Heritage Interest:

The host building contributes to the historic commercial grain but is not listed.

Assessment of Significance:

Rear yards and modern service structures such as the existing cold store offer neutral or negative contribution to significance. Primary heritage value lies in the public realm, principal elevations and historic townscape character.

4. Impact Assessment

Direct Impact:

The removal of the cold store is beneficial, removing visually intrusive and incongruous modern fabric.

Visual and Setting Impacts:

The extension is not visible from public viewpoints. It will not affect principal public elevations, important roofscapes or townscape contributions. Its effect on the conservation area is therefore neutral.

Materials and Design:

Proposed natural stone walls and blue slate roof will match existing materials and reinforce local character.

Overall Assessment:

The works result in negligible to neutral impact, with potential slight benefit through the removal of an intrusive modern structure. If considered harmful at all, the harm is less than substantial and outweighed by public benefits such as supporting a long-established local business.

5. Mitigation and Good Practice Recommendations

- Submit and agree stone, mortar and slate samples prior to construction.
- Provide scaled joinery details for approval.
- Protect adjoining historic fabric during construction.
- Ensure works are carried out in accordance with approved drawings and agreed material specifications.

6. Alternatives Considered

Do Nothing:

Would retain an unsightly cold store that detracts from the historic setting.

Single-Storey Extension:

Would fail to deliver required floorspace.

Proposed Two-Storey Extension:

Provides necessary business floorspace while respecting the conservation area through traditional materials and concealed siting.

7. Conclusion

The development removes an unsympathetic modern structure and introduces a traditionally detailed extension using stone and slate. The extension is hidden from public views and conserves the character of the Norfolk Square Conservation Area.

Any minor impact is less than substantial and outweighed by public benefits including business continuity and enhancement of the rear yard environment.