



Alan P Dearden
B.A., B. Arch.

T: 01663 742168 M: 07814 612 970
Email: alan@apdashitects.co.uk
www.apdashitects.co.uk

4 Kinder View, New Mills,
High Peak, SK22 4DB

HERITAGE STATEMENT

Site Address:	19 Union Road, New Mills, High Peak SK22
Applicant: Mr I Potts 19 Union Road New Mills High Peak SK22 3EL Tele: 07518 012784 E-Mail: suzannepotts@hotmail.co.uk	Agent: Mr Alan Dearden A P Design Architects 4 Kinder View New Mills High Peak SK22 4DB Tele: 07814 612970 E-Mail: alan@apdashitects.co.uk

1. A DESCRIPTION OF THE HERITAGE ASSET

(a) Heritage assets affected by the proposal

Scheduled Ancient Monument	
Listed Building	
Conservation Area	X
Registered Historic Park and Garden	
Building of Local Interest	
Site of known archaeological remains	
Other non-designated Heritage Asset	

(b) ☐ The character and appearance of the heritage asset

The west elevation fronting Union Road is of a traditional local 19th century shopfront with painted softwood sash windows at first floor level. The shopfront still retains the traditional sun awning. The walls are of local coursed gritstone and the roof is clad in the original blue slate.

The rear of the property fronting on to Back Union Road still retains some of the original Victorian features but includes stained glass casement windows, which may be later

Edwardian replacements.

The property has a two storey rear extension constructed in 1948 and has rendered brickwork with softwood casement windows.

(c) The development site and its relationship with its surroundings

The property was built together with other shops on Union Road around 1890 after the construction of Union Road Bridge in 1884.

Union Road was developed to provide additional retail and commercial facilities for New Mills and many of the shops had living accommodation at first floor level for shop owners.

Some of the first floor accommodation in the vicinity is now used for short and long term rental accommodation, with others remaining empty or used for storage purposes.

2. STATEMENT OF SIGNIFICANCE

(a) Research undertaken to understand the significance of the heritage asset affected.

Local Historic Environment Record	X
Record Office	
Historic Maps	X
Historic England	X
Museum or Library	
Local Heritage Groups	X
Conservation Area Appraisal	

(b) Summary of the history of the site/building

No 19 Union Road has always, since its construction, been used for retail shop purposes.

The rear of the ground floor has been used as part of the adjacent bakery at No 17 Union Road for a significant amount of time and until recently the front of the property was a shoe shop. The applicant owns both Nos 17 and 19 Union Road.

The bakery business was established in 1930 and has remained within the same family to this present day. The first floor of No 19 has been vacant for some time and was used as storage for the shoe shop.

The first floor of the property may have previously provided office accommodation at some time.

The first floor of the property has recently been refurbished to provide two bedrooms together with a lounge, kitchen, bathroom with a third bedroom at loft level.

Additionally there are two off road parking spaces to the rear of Back Union Road.

(c) Significance of the affected heritage asset

Prior to the construction of Union Road Bridge the site was part of open possibly common land contained on three sides by what is now The Torrs. The Historic Environment Record shows a Monument Record MDR15004 for the Union Road Bridge built in 1884. (Ref Historic England)

There are many designated Listed Buildings within New Mills, the nearest to the property being Highlea Hall (Grade II) and Torr Vale Mill (Grade II) both which are not in the immediate vicinity. A K6 Telephone Kiosk on Union Road is also shown on the Listed Buildings document produced by the New Mills Local Historic Society.

The area was developed taking advantage of the access provided by the new bridge and extended retail and commercial facilities on Market Street and High Street.

The property has been in continuous retail use since its construction around 1890. The property is significant in being a traditional Victorian retail premises in the New Mills Conservation Area designated in 1985. Many of the other retail premises in the area are of a similar appearance of simple Victorian vernacular.

It is important to generate financial income from these premises to maintain the integrity and repair of the properties aligned to Conservation guidelines.

3. ☐ **DESIGN CONCEPT**

Proposed Development

The proposals are for a change of use to the first floor and loft for use as a short term holiday/rental accommodation.

4. **ASSESSMENT OF IMPACT & ANY MITIGATION**

(a) Impact of the proposal on heritage asset

As there will be no external alterations to the property there will be no impact on the heritage asset.

There will be a positive impact on the asset as income will be generated to contribute towards future external maintenance which may include new sash windows or repairs to external openings generally.

(b) Designed to conserve the significance of the heritage asset

As previously mentioned there will be no external alterations to the property but the first floor and loft area will be occupied instead of remaining vacant.

The proposed use of the areas will better maintain the integrity of the structure which has not been occupied, heated or ventilated for a significant amount of time.

The proposals will preserve and enhance the existing heritage asset.

30th September 2025

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