

Conservation Team Advice

Date: 27/04/2026

Application Ref: HPK/2026/0043

Site Address: Reubens Retreat, Park Crescent, Glossop

Proposal: Partial demolition, redevelopment and refurbishment of Reuben's Retreat to create enhanced family support services including; 5No. new retreat suites, a winter garden, external amenity including additional parking, improved accessibility throughout, and reinstatement of key historical details.

Heritage assets affected:		
Designated Heritage Asset(s):	☒	Glossop Howard Park Conservation Area Grade II – Howard Park (Park and Garden) List Entry No. 1001517
Non-Designated Heritage Assets(s) (NDHAs):	☐	

Conservation Advice

Summary of Significance

Reubens Retreat is the former Woods continuation Hospital which forms part of the Grade II listed registered park and Garden, Howard Park. The site also lies at the northern end of the Howard Park Conservation Area.

1887 marked the Golden Jubilee of Queen Victoria, and as such a number of proposals were put forward to mark the occasion for the benefit of the public. The Wood family, cotton industrialists and prominent local employers, announced their intention to provide a hospital, baths and a public park for the use of the people of Glossop. The land was subsequently donated by Lord Howard of Glossop, with funds donated by the Woods for the landscaping, laying out of the park and construction of the Wood's Hospital. This forms what is now known as Howard Park and Reubens Retreat.

Reubens Retreat has had some unfortunate additions to the building which undermine its original 'E' plan form. However, the building still contributes positively to the historic and character of the conservation Area.

Assessment and Impact

The application seeks to demolish the existing octagonal dayroom. It is proposed to construct a new glazed walkway to enclose a new winter garden. Some replacement glazed doors and windows are also proposed, in an aluminium frame (finished in RAL 7023).

Demolition, glazed walkway and winter garden

The application proposes to demolish the existing brick octagonal dayroom. The dayroom is not original to the historic hospital design, and significantly detracts from the original 'E' plan form for the building.

It is proposed to construct a glazed walkway to enclose a proposed winter garden. these works will better reveal the original 'E' plan form of the building. the use of glazing will provide a clear visual distinction between the original building and form from the new addition. As such the proposed demolition and addition will not harm the listed park and garden, nor the character and appearance of Conservation Area.

Windows and Doors

The existing windows to the building are not original, and have not retained the original sash opening style. The aluminium Rall 7023 windows appear to have been included in previous application (HPK/2018/0031). As such there are no heritage objections to the continued use of aluminium frames.

The proposed new doors and windows replace re-existing windows/doors of alternative designs. The proposed alterations maintain the exaggerated vertical emphasis which is present in the original design of the hospital building. As such the proposed window and door alterations are considered to maintain the character of the original 19th C hospital design.

Legislation and PolicyTown and Country Planning (Listed Buildings and Conservation Areas) Act 1990

Section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 states that with respect to any buildings or land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character and appearance of that area.

National Planning Policy Framework

In determining applications, local authorities should take account of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation, the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality, the desirability

of new development making a positive contribution to local character and distinctiveness (par.210).

Local Development Framework

Consideration should also be given to the following documents and local development framework policies:

- High Peak Local Plan (Adopted 2016) – EQ7 Built and Historic Environment

Conclusions and Recommendations

In summary, the application proposes window/door alterations, partial demolition and new glazed walkway and winter garden. The scheme is considered to sustain the character and appearance of the Howard Park Conservation Area and the Grade II Listed Howard Park. As such there are no heritage objections to the proposed scheme.

Recommended conditions

- No works above damp proof course shall take place until all glazed structures, including the junction with the existing roof, have been submitted to and agreed in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason:- To preserve the character and appearance of the conservation area in accordance with Policy EQ7 of the High Peak Local Plan 2016

- No new windows or door shall be installed until details of all replacement windows and doors, including sectional plans at a scale of 1:10 have been submitted to and agreed in writing by the Local Planning Authority. The work shall be completed in strict accordance with the agreed details.

Reason:- To preserve the character and appearance of the conservation area in accordance with Policy EQ7 of the High Peak Local Plan 2016

Conservation Officer: Rachel Robinson
High Peak Borough Council