



Glossop Market

Design & Access Statement
Automatic Opening Vents

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1.0 INTRODUCTION

High Peak Borough Council continues to finalise the regeneration of Glossop Market Hall, delivering an enhanced retail, business and hospitality destination while conserving and restoring an important heritage asset within the Glossop community.

This Design and Access Statement has been prepared in support of a planning application for additional works associated with the ongoing refurbishment of the Market Hall. The application relates specifically to the installation of automatic opening vents (AOVs) within the existing patent glazed rooflights at the apex of the Market Hall roof, together with the introduction of eight new automatic opening louvred vents within the pitched slate roof slopes.

The purpose of the proposed works is to enhance the building's fire safety provisions by delivering a compliant smoke ventilation strategy to support the continued safe use of the building and the future occupation of the mezzanine level as part of the approved regeneration scheme.

The wider redevelopment of Glossop Market Hall has already secured planning permission and listed building consent under reference HPK/2021/0646. This statement therefore focuses solely on the design, access and planning considerations relevant to the automatic opening vent proposal.

2.0 SITE AND SURROUNDINGS

Glossop Market Hall forms part of the wider Town Hall, Market Hall and Municipal Buildings complex located centrally within Glossop. The site occupies a prominent position adjoining High Street West and Norfolk Square, with the Market Hall positioned between the Town Hall to the north and the Municipal Building to the south.

The building lies within the Norfolk Square Conservation Area and the wider complex is Grade II listed. The principal townscape significance of the site is derived from its civic presence, robust masonry architecture, slate roofs and long-established role as a focal point for commerce and community activity.

The Market Hall itself is characterised by substantial masonry walls, a series of pitched slate roofs and a prominent central roof form incorporating patent glazing installed as part of recent refurbishment works. Internally, the main hall is arranged as a large open volume with a mezzanine level and exposed roof structure.

3.0 PLANNING BACKGROUND AND EVOLUTION OF THE SCHEME

The site has been subject to a long-term regeneration programme intended to bring the building back into active and viable use. Earlier design work for the wider scheme examined a range of options and ultimately secured planning and listed building approvals for the principal regeneration works.

This application should be read as a refinement and continuation of that wider programme. As the project has progressed, further review of the building services and fire strategy has identified the need for additional smoke ventilation measures at high level to support the approved use of the Market Hall and mezzanine.

The proposed AOV works therefore do not alter the fundamental regeneration concept, land use strategy or public access arrangements already established. Instead, they provide a discrete and necessary enhancement to the building's safety infrastructure.

4.0 ASSESSMENT OF THE EXISTING BUILDING

The wider complex dates from 1838, with subsequent extensions and alterations in 1845, 1897 and 1923. The building is Grade II listed and remains one of the defining civic and commercial buildings within central Glossop.

The Market Hall element is of robust masonry construction with pitched slate roofs. The central patent glazed rooflight system is a modern intervention introduced during recent refurbishment works and does not form part of the original historic fabric.

The mezzanine and roof structure create a tall internal volume in which high-level smoke extraction is the most appropriate solution from both a technical and heritage perspective. The existing roof arrangement therefore provides the opportunity to integrate the required ventilation works with minimal intervention.

5.0 DESIGN PRINCIPLES

The design of the proposed smoke ventilation works has been developed against the following principles:

- Meet the technical requirements of the smoke ventilation strategy;
- Use existing modern roof elements where possible;
- Avoid unnecessary loss of historic fabric;
- Locate new interventions away from principal public viewpoints;
- Ensure new components are simple, recessive and proportionate in appearance; and
- Retain the approved layout, use and accessibility arrangements of the wider scheme.

6.0 DESCRIPTION OF THE PROPOSED DEVELOPMENT

The proposal comprises two linked elements:

The installation of automatic opening vents within the existing patent glazed rooflights at the apex of the Market Hall roof.

The installation of eight new automatic opening louvred vents within the pitched slate roof slopes.

The AOVs are to be integrated within the existing patent glazing system so that smoke can be vented at high level without intervention to original historic structural elements.

The new louvred vents are to be formed as discrete openings within the inner-facing slate roof pitches. The external components will be finished in a slate grey tone to blend with the surrounding roof covering, while internal elements will be finished to align with the appearance of the painted soffit boarding.

7.0 AMOUNT AND LAYOUT

The application does not seek any increase in floor area, volume or building footprint. No change is proposed to the approved disposition of uses within the building.

The works are confined to roof level and do not require any substantive reconfiguration of the internal layout. Existing circulation routes, entrances, means of escape and publicly accessible areas remain as approved under the wider regeneration scheme.

The amount of development has been minimised to the extent necessary to achieve the required smoke ventilation performance. The number, size and location of the louvred vents are driven by technical performance requirements while being carefully balanced against visual and heritage considerations.

8.0 APPEARANCE AND MATERIALITY

The appearance of the proposals has been carefully considered to ensure that the works remain visually discreet both externally and internally.

The AOVs are incorporated into the existing patent glazing and therefore sit within an already modern roof element. This avoids the introduction of additional visual clutter at the roof apex.

The louvred vents are positioned on inner-facing roof slopes so as to avoid visibility from the principal public realm, including Norfolk Square and surrounding street-level viewpoints. Their external finish is intended to blend with the slate roof covering, reducing contrast and helping them recede within the wider roofscape.

Internally, the vents will be visible at high level but will be coordinated with the geometry of the soffit and roof structure so that they do not appear dominant or visually intrusive.

9.0 LANDSCAPING AND PUBLIC REALM

No landscaping works are proposed as part of this application.

The approved wider regeneration scheme already establishes the relevant public realm and external access arrangements for the site. The automatic opening vent works do not alter those arrangements and have no material effect on the external market area, parking areas or pedestrian routes.

10.0 ACCESS

Safe and inclusive public access to Glossop Market Hall is being delivered through the approved wider regeneration scheme, and this application does not amend those arrangements.

The current proposals do, however, support the continued safe operation of the building in its approved form by enhancing the smoke ventilation strategy. In that sense, the works provide an important enabling function for the building's ongoing use, particularly in relation to the mezzanine accommodation.

No new barriers to access are introduced. The proposals do not narrow routes, introduce level changes, affect doors or thresholds, or compromise accessible circulation within the building.

Maintenance access to the ventilation components will be undertaken separately at high level by authorised personnel using appropriate controlled access arrangements.

11.0 HERITAGE AND CONSERVATION RESPONSE

A separate Heritage Statement accompanies the application and provides a detailed assessment of significance and impact. In summary, the approach has been to minimise intervention in historic fabric, prioritise reversibility where practicable and ensure that new work is visually recessive.

The proposed AOVs within the patent glazed rooflights have negligible impact on significance because they are incorporated into a modern element rather than original historic fabric.

The new louvred vents introduce a minor alteration to the roof slopes, but their limited number, careful siting on inner-facing pitches and recessive finish substantially reduce their visual impact. The works preserve the principal elevations, key views and townscape contribution of the listed building and the Norfolk Square Conservation Area.

12.0 HIGHWAYS AND SERVICING

The proposals do not alter vehicle access, parking arrangements, servicing strategy or pedestrian movement around the site.

No additional transport impacts arise from the installation or operation of the smoke ventilation system, and there is no requirement for any change to the approved highways arrangements associated with the wider regeneration scheme.

13.0 CONCLUSION

This planning application relates to a focused package of roof-level smoke ventilation works required as part of the continuing regeneration of Glossop Market Hall.

The design has been led by technical necessity, conservation principles and visual restraint. By integrating AOVs within the existing patent glazing and locating new louvred vents on inner-facing roof pitches, the proposal achieves the required safety enhancement while keeping physical and visual intervention to a minimum.

The works do not alter the approved use, layout, accessibility or public realm strategy for the site. They represent a proportionate and carefully considered refinement to the wider approved regeneration scheme and should be supported.

14.0 SCHEDULE OF PROPOSED WORKS

Element	Location	Design response
Automatic opening vents	Within the existing patent glazed rooflights at the apex of the Market Hall roof	Integrated within an existing modern roof element to minimise intervention
Eight louvred smoke vents	Inner-facing pitched slate roof slopes	Positioned away from principal public views and finished in a recessive slate grey external colour
Internal appearance	Visible at high level from within the hall and mezzanine	Detailed to sit flush with the soffit plane and remain visually subordinate