

Proposed Replacement of Selected Windows at:

**Wesley House, Wesley Street,
Old Glossop, Glossop, Derbyshire,
SK13 7RY**



Design and Access Statement
Heritage Statement
Heritage Features & Impact Assessment

Introduction



Figure 2: Site location plan showing site outlined in red (plan orientated to north).

(Figure 1 (to cover): View of front elevation from Wesley Street looking east.

The site is located on Wesley Street in the Old Glossop area of Glossop, Derbyshire, about half a mile from Glossop town centre and less than a quarter of a mile from the A57 Sheffield to Manchester main road. The site is currently occupied by a private dwelling. The building was originally a Wesleyan Chapel but has also been used in modern times as a chemical company office and recording studios during its lifetime. Presently the building is used as a single private dwelling. The area itself is residential with a primary school within a quarter of a mile, and local amenities (shops, railway station, etc.) within a half hour walk from the site. The immediate setting is residential with dwellings to all sides. Amenity space around the building comprises a hard surfacing, some lawn and mature trees.

Description of Proposed Works

The planning application and conservation area consent to which this statement accompanies is for proposed works as outlined below:

- Removal of selected timber framed non-original windows;
- Retention of existing structural openings with no modifications;
- Replacement with new windows as shown on plans from the Timberlook heritage window range in colour: Chartwell Green.

Drawings provided with the application show the existing site and proposed works. There is no overall change of use to the site with the site's usage remaining as a private dwelling.

Site Setting and Heritage Features



Figure 3: Chartwell Green window frames to 2 and 4 Wellgate, opposite Wesley House at the junction of Wellgate, Wesley Street and Hope Street.

The application property is a traditional stone-built former chapel located within Old Glossop. The area is characterised by historic terraced and semi-detached properties, typically constructed from natural stone with slate roofs and vertically proportioned window openings.

The site forms part of a cohesive and well-established residential streetscape along Wesley Street. The property benefits from amenity space, enclosed and typical of other properties within the locality.

The site lies within the Old Glossop Conservation Area which is controlled by an Article 4 direction and therefore requires sensitive design consideration.

There are no listed buildings within fifty metres of the application site, the nearest listed buildings being 12 and 14 Wellgate which lie just over fifty metres from the site. It is not possible to view the listed buildings and Wesleyan Chapel together due to trees and buildings.

The host building retains elements of its original form; however, the existing windows are modern or later additions and are in a poor state of repair in need of replacement.

Planning Policy Context



Figure 4: Chartwell Green window frames to the former Wesleyan School, opposite Wesley House across the stream.

This application has been prepared in accordance with the Development Plan and national planning policy, including:

National Policy

- National Planning Policy Framework (NPPF), in particular:
- Section 16 – Conserving and enhancing the historic environment

Local Policy – High Peak Local Plan (Adopted 2016)

- Policy S1 – Sustainable Development Principles
- Policy EQ6 – Design and Place Making
- Policy EQ11 – Historic Environment

Use

The property will remain in its existing lawful use as a private dwelling. The proposal does not result in any change of use but instead improves the habitability of the building.

Amount

The development is minor in scale and limited to the replacement of existing windows. There is no increase in built form or floorspace.

Layout

No changes to layout are proposed. Existing structural openings will be retained without alteration.

Scale

The scale of the development is unchanged. The replacement windows will match the size and proportions of the existing openings, maintaining the established building form.

Appearance

The key design consideration is the enhancement of the building's appearance and resilience of the building fabric through the installation of more robust frames and double glazed windows to meet the demands of High Peak weather.

- Flush sash design replicates traditional timber window construction;
- Slim sightlines reflect historic glazing proportions;
- Chartwell Green finish provides a heritage-appropriate colour consistent with traditional painted timber windows and has been applied to many properties in the conservation area.

The proposal will result in a more cohesive and visually appropriate elevation.

Landscaping

No landscaping changes are proposed or required.

Heritage Context

While Wesley House is not a listed building, it forms part of a traditional streetscape that contributes to the historic character of the area. The Local Plan (Policy EQ11) requires development proposals to conserve and, where possible, enhance heritage assets and their settings.

Significance of the Asset

The building's significance is derived from:

- Its contribution to the local townscape;
- Its traditional form and proportions;
- Its relationship with neighbouring historic properties.

The existing windows are non-original and therefore their removal and replacement does not represent a removal of the original fabric from the building.

Impact of the Proposal

- Removal of non-original windows which have rotten frames and in the case of the stained glass windows cavities allowing ingress of moisture;
- Replacement with heritage-style flush sash units;
- No loss of historic fabric of significance.
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The proposal results in a heritage enhancement, improving the building's longevity and contribution to the character of the area.

Justification

In accordance with national and local policy, the proposal:

- Preserves the character of the host building;
- Enhances the visual amenity of the surrounding area;
- Introduces materials and detailing appropriate to the building's context.

Vehicular and Transport Access

No changes to vehicular access or parking arrangements are proposed as part of the scheme.

Inclusive Access

The proposal does not affect access into or within the building. There are:

- No alterations to entrances;
- No changes to thresholds or circulation routes.
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The development therefore maintains existing accessibility arrangements.

Sustainability

The proposal supports sustainable development objectives by:

- Improving thermal efficiency through modern double glazing;
- Reducing heat loss and energy consumption;
- Using durable materials with lower maintenance requirements.

This aligns with Policy S1 by contributing to environmental sustainability.

Conclusion

This application has been prepared in accordance with High Peak Borough Council's Local Validation Checklist and relevant planning policies. The proposal represents a modest but meaningful enhancement to Wesley House by:

- Replacing unfit for purpose non-original modern windows with heritage-style alternatives in a uniform style consistent with the uniform architecture employed in the area on chapels, particularly Wesleyan chapel's;
- Improving the building's appearance and contribution to the streetscape;
- Delivering environmental benefits without adverse impacts.

There are no changes to access, scale, or layout, and the proposal fully accords with Policies S1, EQ6, and EQ11 of the High Peak Local Plan.



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