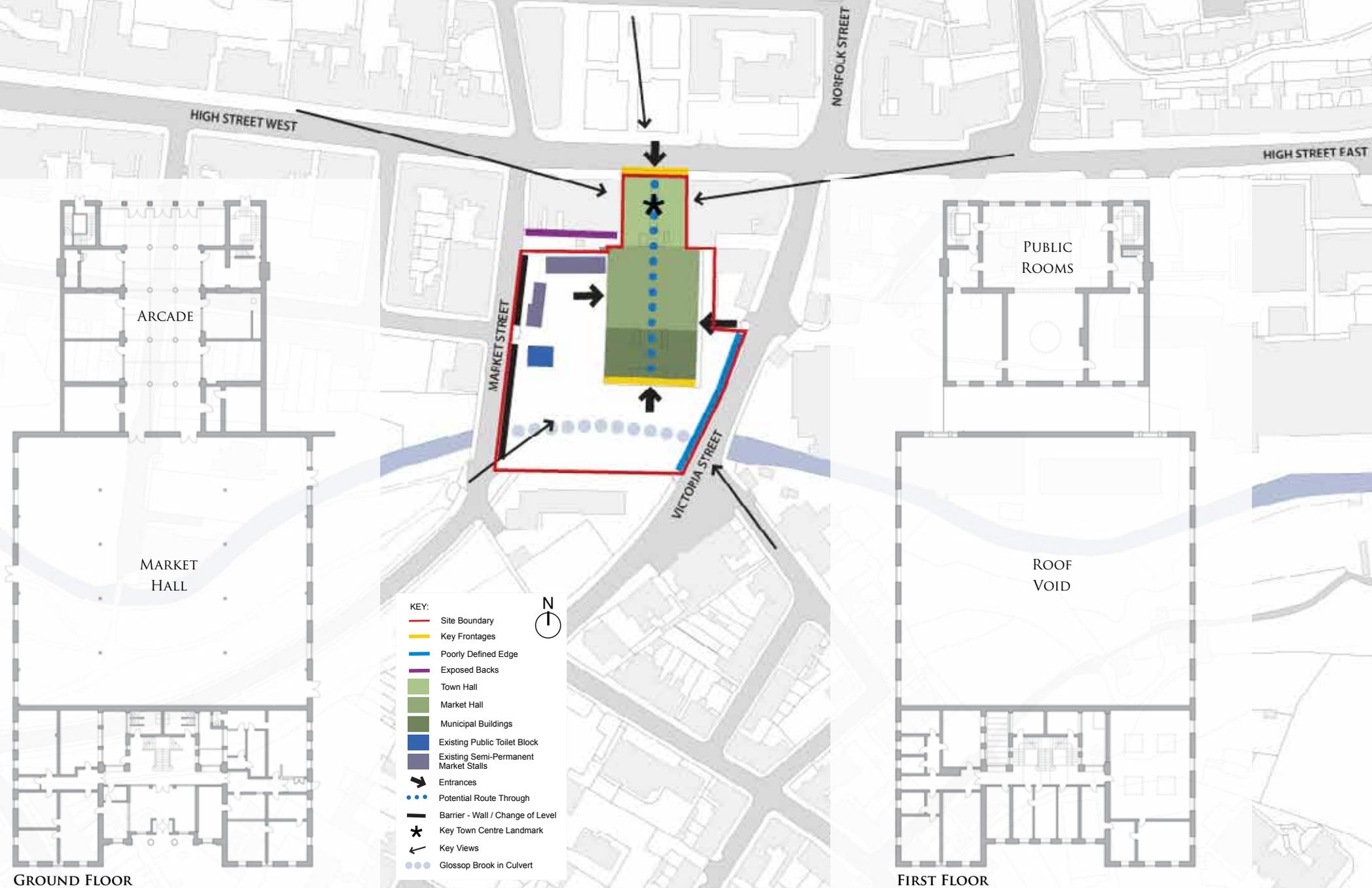


GLOSSOP DESIGN & PLACE MAKING STRATEGY

SUPPLEMENTARY PLANNING DOCUMENT TO THE HIGH PEAK LOCAL PLAN JUNE 2011

DESIGN BRIEF FOR THE TOWN HALL COMPLEX



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INTRODUCTION

This Design Advice for the Town Hall Complex, including the Town Hall, Market Hall and Municipal Buildings, should be read in conjunction with the Glossop Design and Place Making Strategy, other relevant High Peak Borough Council planning policies and the Glossop Town Hall, Municipal Buildings and Market Hall Conservation Statement. It expands the design principles as set out in the Strategy for the Norfolk Square character area, illustrating how they should be applied in greater detail.

LOCATION

The Town Hall Complex is located within the Norfolk Square character area and fronts onto High Street West to the north, Market Street to the west, Victoria Street to the east and Glossop Brook (in culvert) to the south.

SITE DESCRIPTION

The Town Hall Complex is divided into three separate buildings, including the Town Hall itself fronting High Street West with public rooms on the first floor and a retail arcade below on the ground floor, the Market Hall housing the indoor market in a central building and the Municipal Buildings housing council offices fronting onto a large car park to the south. Each of the three buildings making up the overall Complex has its own character, style and use. The Town Hall Complex is Grade II listed and is located within the Norfolk Square Conservation Area.

The six retail units within the arcade on the ground floor of the Town Hall trade successfully and both they and the arcade itself are generally in good repair, although it is open to the elements and

there is an on-going issue with pigeons gaining access. In contrast, the public rooms (former courtrooms) on the first floor are difficult to access with poor adjacent toilet and other facilities and are currently closed due to maintenance issues. The indoor market is currently trading, but the internal appearance of the Market Hall is poor, particularly a suspended ceiling installed in the 1970s, and the roof has on-going maintenance issues. The Municipal Buildings are in generally good condition and contain both offices, reception areas and meeting rooms which have recently been refurbished to a high standard.

The area addressed by this Design Brief also encompasses the outdoor market to the west, comprised of a large setted open space with fixed stalls, a number of wooden cabins to the north and west and a public toilet block. There is a change of level between Market Street and the outdoor market which limits its visibility and the backs of the retail units to the north on High Street West are visible. To the south of the Municipal Buildings and outdoor market, there is a large public car park surfaced with asphalt. The western edge of the car park is defined by a railings along Market Street and there is little spatial definition of the car park to the east along Victoria Street. Although to the south there are a number of mature trees, the 'modern' telephone exchange building is still visible. At this point along the southern boundary, Glossop Brook runs in a culvert below the car park.

SITE AREA

The approximate area of the site is 0.75 hectares (1.8 acres).



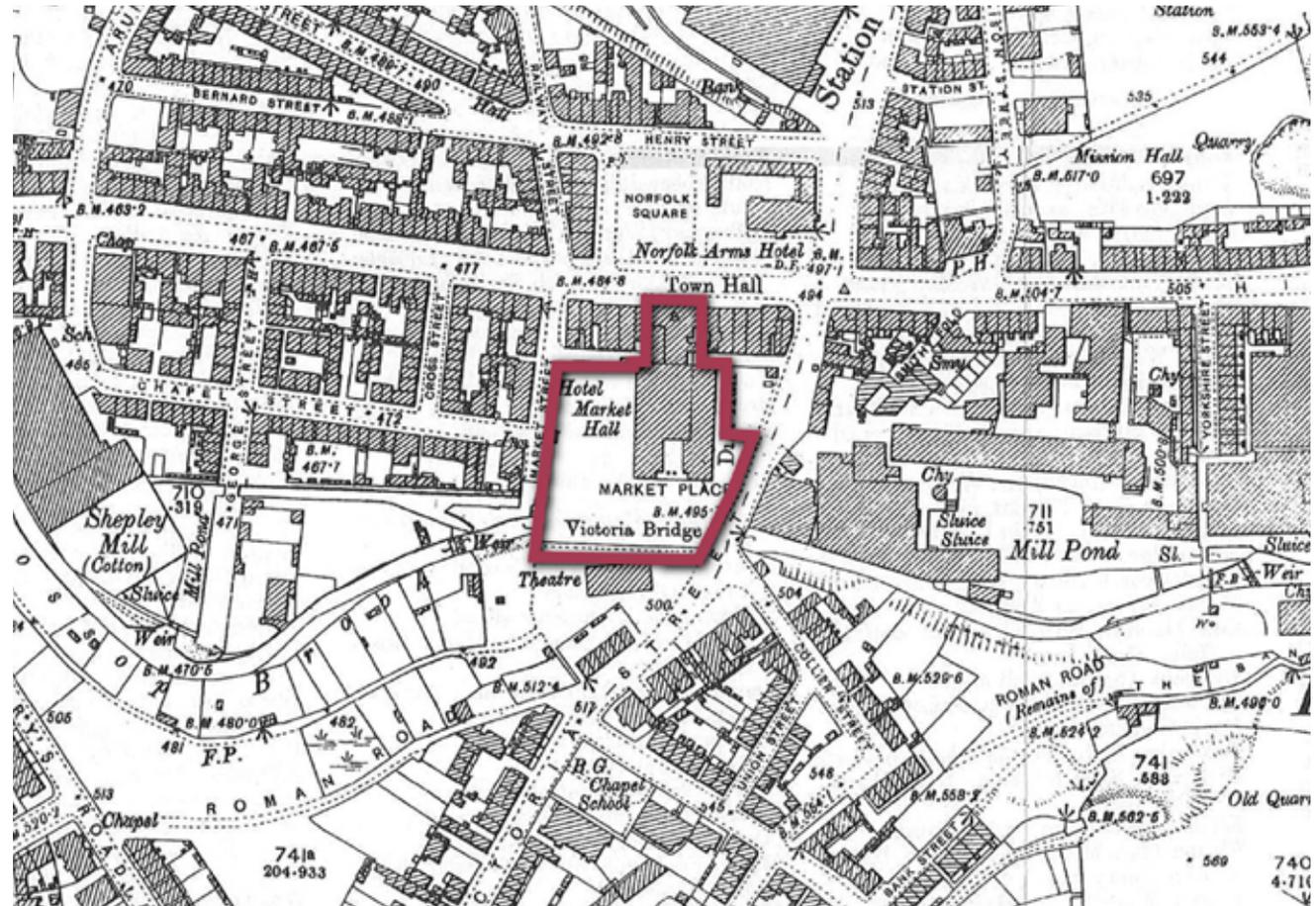
HISTORY

The building of the Italianate inspired Town Hall was started in 1838 and the original design comprised of the arcaded central building with a symmetrical row of shops either side along High Street West and a domed pavilion where it met Victoria Street to the east (a domed pavilion was planned to the west where it met Market Street, but never built). The Town Hall also originally housed a small lock up prison and the Glossop County Court. The original Town Hall clock turret was replaced in 1897 by a domed cupola which has since become a key landmark in Glossop. Although there has been significant changes to many of the shops either side of the town hall, including the loss of the domed return to Victoria Street in 1937, the Town Hall itself remained remarkably intact through the 20th century with only a small extension being made to the first floor and improvements to the arcade being undertaken.

The Market Hall was built in 1845 to a simple robust design behind the Town Hall with the granting of a New Market Act in 1844. By 1882 the market only occupied only one side of the building with a drill hall on the other. Although the exterior remained intact after the addition of the Municipal Buildings, significant interior alterations, including the installation of a suspended ceiling, were undertaken later in the 20th century. The cast iron columns and arches and structure of the hall roof is no longer visible.

The Classical facade of the Municipal Buildings built in 1923 completed the Town Hall Complex. The administrative offices and meeting rooms were created by reorganising and extending the Market Hall and incorporating the colonnade. The ground floor of the Municipal Buildings has recently been refurbished to create a 'one stop shop' for Council services.

TOWN HALL COMPLEX 1897





DESIGN AIMS

The Town Hall Complex represents an opportunity for an exemplar scheme to retain, enhance and increase the use of a key public building in the town centre in a sustainable manner. Access to and within the Complex for members of the public could be improved and the Town Hall and Market Hall specifically, restored and conserved for generations to come. The setting of the Complex could also be enhanced to recognise its importance to local people and improve the experience of both car parking and the outdoor market.

APPROPRIATE USES

Existing uses include retail (shop units and market) and administration (Council offices), and these should be maintained and enhanced and complemented by greater community use of the Complex. This could be achieved through the development of an accessible multi-purpose space on the first floor of the Town Hall with modern toilet, catering and management facilities. Additional community use of the Complex should be considered as appropriate to ensure its long term viability. However, the original purpose and use of the Complex as a focus for public services and Glossop's market should be supported and reinforced with any proposals.

DESIGN PRINCIPLES

Proposals must ensure they provide a high quality, positive and sustainable addition to the town centre and in particular this important location and accord with High Peak Borough Council design policies. Proposals should therefore focus on the conservation and improvement of the existing buildings.

The following design principles should be considered with any proposals in order to support the design aims.

1) DENSITY AND MIX

The reuse of existing buildings is encouraged in the town centre and proposals should demonstrate that the most efficient use of the Complex is achieved, although it is recognised this will be primarily for retail, commercial and community use. Consideration should be given to extending the hours of use of the Complex, particularly the Market Hall (only open three days per week at present) and the Town Hall public rooms (to support the town centre's evening economy).

Externally, both the outdoor market and public car park are valuable town centre resources. This open space around the Complex (now used for car parking and the outdoor market) existed historically and proposals to develop this land would therefore be resisted. Enhancement of this open space is encouraged however, through extending higher quality surfaces such as millstone grit setts, many of which are likely still present below a surface layer of asphalt.

2) HEIGHT AND MASSING

Being listed, the overall external appearance of the Town Hall Complex must be maintained and enhanced. If necessary, any alterations must be carefully designed to ensure the overall height and massing of the Complex is not compromised and the clock remains a key vertical landmark in the town centre.

If the existing external public toilet block adjacent to the outdoor market should be replaced in the future, consideration should be

given to incorporating it within the Complex. Alternatively a new structure should not exceed the height and massing of the existing block.

3) VIEWS

Views to the Town Hall clock and cupola, a key local landmark, must be maintained. These are primarily from High Street West and East and Norfolk Square, but views from other streets are also possible and should be considered with any development proposals elsewhere in the town centre.

The view from the main public room fronting onto High Street West is important and internal access to the windows should therefore be maintained as a feature of the room.

Where possible, the visibility of the outdoor market should be improved to increase passing trade, although this is likely to be difficult being remote from the high street. Consideration should also be given to screening views of the rear of the High Street West retail properties better to improve the setting of the outdoor market for which there is historical precedent.

4) LAYOUT

Generally, the present internal layout of all three buildings should remain intact and proposals for significant change focused on 'modern' additions and alterations.

The layout of the existing arcade and staircases on the ground floor of the Town Hall should remain intact, although a new lift and staircase to the first floor to facilitate better access could be considered. The layout of the original rooms on the first floor,



ILLUSTRATIVE VIEW OF A REFURBISHED MARKET HALL WITH
A NEW GLAZED MEZZANINE LEVEL AND CENTRAL SKYLIGHT





including former courtrooms and the ante rooms, should remain intact. The layout of the more recent mayor's parlour, magistrates' room, toilets and kitchen have the most scope for change.

The Market Hall should remain a large open space without being divided by solid walls. The suspended ceiling should be removed to restore the original volume. In order to maximise the use of space, a new mezzanine level could be considered within a restored volume if designed appropriately to preserve the height and open nature of the space.

Although the layout of the Municipal Buildings should generally remain intact, the creation of a route into the Market Hall should be considered to improve access.

The external layout of the site is dictated by the existing form of the Complex. Frontage should be maintained to High Street West, the car park to the south and outdoor market to the west. Consideration should be given to both the location and configuration of the outdoor market to ensure it is achieving its full potential. In particular, the permanent stalls along Market Street block views of both the outdoor market and Market Hall and their relocation or removal should be considered.

5) ARCHITECTURAL STYLE

Being listed, the overall external appearance of the Complex must be maintained and enhanced. If necessary, any alterations must be carefully designed to ensure the distinct character of the three buildings is conserved. Internally, the historic and architectural character of the spaces should also be retained and any alterations should seek to conserve and reveal original features, such as the Market Hall roof structure, but also improve access

and bring facilities up to modern standards. These improvements should be undertaken in a sympathetic manner in keeping with the architectural style of each building where appropriate and significant change should focus of areas of more recent construction with less conservation value where possible.

Where visible, traditional local materials and details should be used where possible in keeping with appearance of the listed building for both repairs and improvement. This will include the use of local millstone grit, roofing slate, timber and plaster. New areas of glazing may be acceptable where it defines a new built intervention as it should still allow existing architectural features to be viewed. Undivided and frame-less glass may be appropriate to enclose the arcade for example or within the Market Hall to enclose space(s). The concealment of existing architectural features, as happened with the installation of the suspended ceiling in the Market Hall, is unacceptable however.

6) ACCESS AND PARKING

A safe and convenient pedestrian route through Complex from the main car park to High Street West should be established. This covered north-south route would pass the Council's 'one stop shop' in the Municipal Buildings and pass through the Market Hall and arcade of the Town Hall. To attract an increased number of passers-by, the legibility of the Market Hall from the arcade and High Street West should be improved, perhaps by altering the entrance doors.

Improved access to first floor of the Town Hall is critical to the long term viability of the public rooms. Consideration should be given to creating a new fully accessible lift and stair core whilst preserving the existing historic stairs for service and emergency access. This

new core could perhaps be situated between the Town Hall and Market Hall giving access to both and improving the functioning of main public room as access would no longer be directly off, but via the smaller rear public room. New structures and facilities must be fully Disability Discrimination Act compliant to ensure easy and convenient access for all and also include improvements to the toilet facilities in the Town Hall. Improved access to the first floor of the Municipal Offices should also be considered in the future.

Parking on existing surface car park is important to the viability of the town centre as a whole and should be maintained and environmental enhancements considered. This will include surfacing, lighting and boundary treatment, particularly along Victoria Street. The removal of the permanent outdoor market stalls could mean this area could be used for additional car parking when the outdoor market is not operational.

7) LANDSCAPE AND OPEN SPACE

The arcade could be considered a public open space, as although it is covered, it is open to the elements and paved as such. If it is enclosed with glazing to improve environmental conditions and to control pigeons, its visually open character should be retained as much as possible.

As the site's main outdoor external space, improvements to the car park and outdoor market could also be considered. This will include increasing the area of natural stone setts, many of which may already be present under the asphalt car park and could be exposed and repaired to improve the setting of the listed building.

Although tree planting within the car park could be considered to





reduce its scale and the impact of parked cars, there would not appear to be an historic precedent for this. It has always been a large open space and therefore should be maintained as such. However, a boundary treatment along Victoria Street, perhaps in the form of a low stone wall and street tree planting could be considered to better define this key space.

As a large hard open space in a flood risk area, measures should be considered to reduce the amount of storm water run off from the car park with any other improvement works. This could include a swale to slow and reduce the surface water run off and enhance biodiversity, attenuation under the surface or a more permeable surface with or without attenuation under depending on the ground conditions.

8) SECURE BY DESIGN

Proposals must be in accordance with High Peak Borough Council's Designing Out Crime Supplementary Planning Guidance and Advice and incorporate measures which reflect the need to make proper provision for personal safety and crime prevention. This is particularly important with regard to the car park and outdoor market areas which are isolated after hours. In addition, safe access to the public rooms in the Town Hall, both real and perceived, will be important, particularly in the evening after shopping and office hours for events.

9) SUSTAINABILITY

All refurbishments should seek to improve the energy performance of the Complex, whilst retaining historic character and features. This will range from increasing insulation values, installing modern heating systems and controls, secondary glazing, weather proofing, low energy and smart lighting, to increasing day lighting in the Market Hall through the provision of sky lighting. As well as conserving valuable resources, such measures will reduce overall running costs in the long term. However, the behaviour of traditional building materials and their need to breath should be respected with all improvements.

Improving accessibility and facilities, particularly to the public rooms in the Town Hall, should increase use of the Complex, as should improvements to the Market Hall. This increased use of the Complex will be vital to help secure its long term future.

IMPLEMENTATION

For all those involved in the regeneration of the town centre, this design brief is intended to help guide future change by providing a common direction for the Town Hall Complex. Through consultation with the community, it provides the context within which proposals can be developed and come forward from both public and private sector bodies. It describes the form and quality of development High Peak Borough Council expects and the sort of place the Complex will become in the future. Its primary purpose is to inform and assist the development process.

