HPK/2010/0559

Design and Access Statement

Amendment to Approved Scheme at No. 10 High Street Chapel-en-le-Frith

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Introduction

This design and access statement refers to proposals at 10 High St Chapel-le-Frith on behalf of Mr N Webb. The proposal is for amendment to the existing consent for the conversion of the house and stone outbuilding to 3 No dwelling units and the extension and retention of the retail unit to form a live/work unit (ref: HPK/2008/0690).

Existing Uses and Description

The site is in 3 components:

a) No 10 is the former police house, currently vacant, it is a four bedroom, C19th stone built, 2 storey house under a hipped slate roof, with 2 large chimneys, with a later, parapeted mono-pitch extension to the side.
b) A 2 storey stone and slate outbuilding with wing-wall, formerly a stable and store, to the rear, and currently vacant.
c) A two-fronted single storey, currently vacant shop unit in stone and slate, with timber C20th shop-fronts and signage linked to the main house via a corrugated plastic roofed lean-to corridor and outer connecting door.

This application if for amendments to the link between a and b.

The yard between the 3 elements is hard paved, and the boundary demarked by local stone walling.

The buildings are not listed but lie within the Chapel-en-le-Frith Conservation Area.

Access to the site for pedestrians is from either front or rear, access to existing parking spaces in the yard is from the rear.

Proposal

The proposal comprises alterations to the approved extension with 'grass' roof linking the house to the stable/store.

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Policy

The site is within the built framework of the town and is currently in residential use for the most part. The location is sustainable in itself. In principle, therefore, residential use of the site is acceptable in policy terms.

The overall scheme has the benefit of planning permission. This submission is for an amendment in detail only.

Design Approach

The 2 issues with the link building are the need to match and run through the existing floor levels of the house and the stable building and how it is to be finished.

Whereas the original showed the fascia of the link element below the level of the eaves of the stable building, during construction it has been established that, to get a level floor through the building as a whole the floor level plus floor to ceiling height of the ground floor plus the floor/ceiling height of the first floor and the deep fascia needed for the .green roof' takes the overall dimension to more than the 5.1m eaves level. This results in the fascia being proud of the eaves of the stable building front and back.

The original planning permission envisaged a framed fascade with lightweight panelling and glazing, to effect a contrast against the stone buildings either side. The proposal is still to have an expressed frame, but to use treated timber panelling, stained to a colour to be agreed. This would make a contrast as well, but also reflect a modern sustainable solution. Windows would be timber double glazed units.

In respect of the external elevation, the approval was for an extension of the stone wall with a panelled extension on top, in timber cladding. The proposal is in effect this, but at a higher level.

The overall impact would be no greater than the approved scheme.

Access

The scheme would remain DDA compliant as far as was possible within the parameters of the conversion of an existing building and the parking space would be of sufficient size to be used by the less able. Surfaces within the rear would be access friendly, and level.

No. 10 High Street is within the town centre, near to all local services, and served by public transport. In this respect it is a fully accessible location.

Sustainability

By its nature, the reuse of buildings for beneficial purposes is sustainable. The proposed alterations and extensions will be carried out in a manner and detailed specification in excess of Building Regulations requirements.

The town centre is, by definition a sustainable location and therefore development within it is sustainable in principle.

It is proposed to have areas of grassed roof within the scheme, providing both natural insulation in a sustainable fashion and wildlife habitat potential.

All materials will be sourced locally, and it is intended that the work will be carried out by a local workforce. The proposal itself is considered to be sustainable.

Conclusion

The proposal meets local and national policy requirements, in that it is:

- Is well designed in that it both respects and reflects the context and character of the area.
- Is sustainable and accessible
- Overall, represents an enhancement of the area.