HPK/2010/0570

Justification and Design and Access Statement

Retail Unit adj. No. 10 High Street Chapel-en-le-Frith

03 NOV 2010

Introduction

This design and access statement refers to the retail unit adjacent 10 High St Chapel-le-Frith on behalf of Mr N Webb. The proposal is for conversion of the retail unit to form a self-contained one bedroom dwelling.

Existing Uses and Description

The site is currently 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.

The yard to the rear is hard paved, and the boundary demarked by local stone walling.

The building is not listed but lies within the Chapel-en-le-Frith Conservation Area.

Access to the building 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.

Policy

The overall 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 site currently has the benefit of planning permission for extension to form a live/work unit (part of consent ref: HPK/2008/0690). IT is the policy of the LPA to attempt to retain employment uses as far as possible. However, there is facility for seeking change of use if the employment use is redundant and unwanted.

The approved scheme originally had a 'pre-let' tenant, but that business has folded, a victim of the recession, and there has been no other interest in the interim. The opportunity has been marketed as available when built out for over 2 years (please see attached letter from Messrs Chandlers).

CAMplan
mark@camplan.co.uk

Design Approach

The overall approach has been to seek to effect a change of use with as little change to the external appearance as possible. The large windows would be replaced with new timber units, with 2 additional glazing bars each, the lower portions of the glazing would be obscure glazed to effect privacy. One of the side widows would need to be blocked in, I stone to match the blocked door. Otherwise, there would be no change externally.

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.

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.

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CHANDLERS
ESTATE AGENTS, SURVEYORS
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6 October 2010

RE: 10 High Street, Chapel en le Frith, High Peak, SK23 0HE

Dear Nigel

I am writing in connection with your enquiry about change of use from commercial to residential on the above mentioned property. As you are probably aware the commercial market is very quiet and there are very few new companies starting up or moving premises in the High Peak area.

We have been actively marketing the above property for rent for over two years with very little interest. I do not envisage building the first floor extension to the property will help in achieving an agreed let.

I therefore advise that a change of use to residential would serve the premises much better. The rental market for property is very strong and we have many clients on our books looking to rent one bedroom apartments.

Yours sincerely

Andrew Hill
Director
Chandlers Estates Ltd

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