HPK/2011/0009
0187/01/2011
Units 1 & 2 No.10 High Street

Design and Access Statement

Proposed development
No. 10 High Street
Chapel-en-le-Frith

Units 1 & 2

My ref: 0187/01/2011

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 the regularisation of conversion of the house and stone outbuilding to 2 No dwelling units (Units 1 and 2)

Existing Uses and Description

The site comprises:

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. First floor is converted to a flat, and is completed. The ground floor is 'Unit 2'
b) A 2 storey stone and slate outbuilding with wing-wall, formerly a stable and store, to the rear, with link – this is 'Unit 1'

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.

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Proposal

The proposal comprises 2 components:

i. An extension with linking the house to the stable/store.

ii. Conversion of the store and new extension to 1No 2 bedroom flat with one parking space retention of the ground floor of the house to 1 No 1 bedroom flat, with internal alterations.

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 majority of the site is acceptable in policy terms.

The development overall will renovate and rejuvenate the building, and maintain and enhance the character of the conservation area. The additional 1 bed flat unit will be modest and suitable for renting or selling to young people and/or a newly formed household. The 2 bed unit would be suitable for a small family or couple.

In principle terms therefore the development would make a positive contribution to the community benefit on a number of levels.

Design Approach

The design approach is based on the following:

a) The retention and enhancement of the existing heritage asset and its contribution to the Conservation Area.

b) Minimum building intervention within the existing building, use of existing openings etc.

c) Contemporary design of new elements to compliment the traditional qualities and materials of the original buildings

d) Sustainability and accessibility

Access

The units would be Part M 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 site would be access friendly, and level (except the existing step – up from High Street).

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.

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