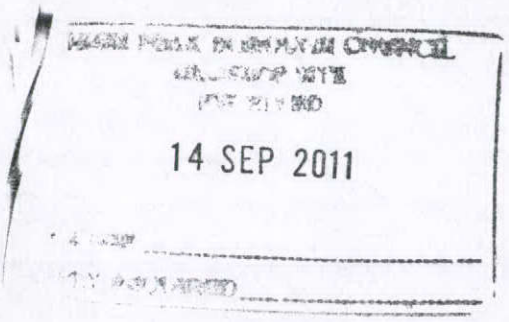
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- 0187/08/2011
- L/W Unit (1) No.10 High Street

Design and Access Statement including PPS5 commentary

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

Unit 1



My ref: 0187/08/2011

23rd August 2011

Introduction

This design and access statement refers to proposals at r/o 10 High St Chapel-le-Frith. The proposal is for the conversion of the stone outbuilding and part-built link to a Live/Work unit comprising a 1 bed flat over a B1/Complimentary Health clinic

Existing Uses and Description

The site in total comprises:

a) No 10 is the former police house, C19th, stone built, 2 storey under a hipped slate roof, with 2 large chimneys, with a later, parapeted mono-pitch extension to the side. Converted into 2 flats (Units 2 & 4)
b) A 2 storey stone and slate outbuilding with wing-wall, formerly a stable and store, to the rear, with link – 'Unit 1' – subject of this application
c) A refurbished single storey shop unit (Unit 3)

The rear yard between the elements 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 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

This proposal comprises the conversion of the stone outbuilding and part-built link to a Live/Work unit comprising a 1 bed flat over a B1/Complimentary Health clinic.

Policy

The site as a whole is in a mixed use part of Chapel en le Frith, within the built framework of the town and is currently in residential use for the most part. In principle, therefore, residential use is acceptable in policy terms. The 'work' part of the Live/Work unit proposed will create employment whilst being of no detriment to residential amenity. It too is compatible in policy terms.

The location is sustainable, due to transport choice and accessibility and Live/Work units are considered to be a more sustainable form of development than either pure residential and/or employment premises by virtue of reduced car usage.

In terms of PPS 5, the Heritage Asset likely to be affected is the character of the Conservation Area. Part of the character of the area is encapsulated in its mixed land use and the apparent vitality that comes with it. The proposed use would contribute to that quality.

The development will be part of the overall scheme to renovate and rejuvenate the building group, and maintain and enhance the character of the Conservation Area. In principle terms therefore the development would make a positive contribution to community benefit on a number of levels.

In detailed design and external appearance terms a very similar proposal to this was approved in April 2011. It is considered that the revisions proposed are not materially different in terms of impact on the character or appearance and would in fact represent an enhancement of the character of the area in the same way as its predecessor.

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) Design of new element to compliment the traditional qualities and materials of the original buildings. The link is designed to be subservient to the other 2 elements, within the parameters of usability – i.e. the matching of floor levels internally.

d) Sustainability and accessibility

Access

The unit 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 to the yard.

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. Chapel en le Frith benefits as a whole from having regular bus and train services so transport choice is available. The proposed Live/Work use is sustainable in terms of potential for reduced car usage and commuting.

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

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