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HIGH PEAK BOROUGH COUNCIL
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Draft Design Statement

For the land to the rear of Bella's Coffee shop

30 Market Street,
Whaley Bridge
High Peak
SK23 7LP

Introduction
The proposal under consideration is to use the old stable building in the rear yard as the basis of a new one-bed house.

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The site
The land to the rear of Bella's Coffee shop. Consisting of a cobbled yard with a derelict stable block at the rear. Access is off Market Street via an archway. The yard slopes gently down towards the river. At the back of the yard is an old stable block. The North wall of this forms a party wall with the adjoining building. The remaining three walls of the structure are in stone but in poor condition. The roof is missing. At the back is the river bank which slopes steeply down with the water level approximately 2m below the bottom of the yard.

Adjoining sites.
The properties along Market Street on either side are retail on the ground floor with a mix of offices and residential above. The yard on the north side is used by the local undertaker. On the south side the area is wooded. The River Goyt runs along the eastern boundary at the back of the site. Across the river are the rear gardens of Goyt Place. The rear windows of these houses are approximately 20m from the back of the site.

Background
The current owners purchased the property in 2007 and opened the coffee shop. Since then they have invested in a number of improvements to the property.

1. Installed a new shop front in a more traditional style in keeping with the local Conservation area (application 2007/0985)
2. Opened a new outdoor seating area to the rear of the café to provide additional seating (application 2009/0020)

However the rear of site is still derelict and something of an eyesore.

Proposals
To convert the stable building into a small one bedroom dwelling .The roof will follow the line of the adjoining building, with the addition of a small lean-to structure on the south side. The windows will be to the south and east to avoid overlooking from the Market Street buildings. (there are no building to the south and the windows of the houses to the east are more than 21m away).
A private garden will be provided for the dwelling on the south and east side.

Materials

Walls
The existing stone walls will be repaired. All the new work will be in local stone to match the existing.

Roof
The roof will be to match the existing adjoining building with in slate on the front and green profiled metal to the rear.

Windows
The windows will be in painted timber double-glazed. While we recognise that sliding sash windows are widely used on the Market Street. In keeping with the secondary nature of this building we believe side hung casements are more suitable in this particular case.

Externals
The cobbled yard will be retained and repaired. A new dry stone wall will be built separating the yard from the proposed garden area.

Access
This is via the archway from Market Street.
The house will be designed to comply with part M of the building regulations.

Parking
The site is in the town centre on a bus route and close to the rail station. Taking this into account along with the size of the dwelling no car parking will be provided. A 'cycle store' will be provided in the garden behind the dry stonewall.

Sustainability Statement
By its nature this town centre development will minimise the need to travel thereby helping to reduce car use.
The building will be constructed to meet current standards, with high levels of insulation, and energy efficient heating and lighting installations.

Impact on the Whaley Bridge Conservation Area.
By tidying up a derelict back-land site it will make a positive contribution to the conservation area.

Planning statement

A review of the Local Plan has identified a number of polices that support the principal of this application

BC1 - EXTERNAL MATERIALS

Planning Permission will be granted for development, provided that: the type, colour and specification of all external materials and the way they are applied will be sympathetic to the character and appearance of the immediate surroundings and the wider area

The use of stone and slate will be sympathetic to the character and appearance of the Whaley Bridge Conservation Area.

BC5 - CONSERVATION AREAS AND THEIR SETTINGS

Within Conservation Areas and their settings planning permission will be granted for development, including extensions, alterations and changes of use, provided that: the use, siting, area; and important buildings, open spaces, views, trees, walls and other natural and man-made features which positively contribute to the special architectural or historic character or appearance of the area will be protected from harmful development

The scale, detailed design, external appearance and landscape treatment of the development will preserve or enhance the special architectural or historic character or appearance of the Whaley Bridge Conservation Area

TC1 - TOWN CENTRES

5.4 Policies are intended to sustain and enhance the vitality and viability of centres, to promote and encourage high quality mixed use developments and to focus development (especially retailing) in locations which promote competition and maximise the opportunity for using transport other than the car. Town centres contain, and should retain a wide range of uses that need to be accessible to a large number of people, including housing, employment, shopping, offices of local and central government, leisure and entertainment, hospitals and higher education. Thus, although retailing should continue to underpin such centres, it is only one of many components in a healthy town centre.

By providing loss cost accommodation in the town centre the proposal will help support this policy aim.

H1 – PRINCIPLES OF HOUSING PROVISION

Planning Permission will be given for new housing, giving priority to:
the redevelopment of previously developed land in built up areas
conversions and sub division of existing urban buildings

This proposal makes use of previously developed land in the town centre.

H5 - HOUSING WITHIN THE BUILT-UP AREA BOUNDARIES

... on previously developed land within the Built-Up Area Boundary, provided that: a significant source of local employment would not be lost, unless its continued use would be inappropriate; and the development will not unduly prejudice the continuation of an appropriate existing or proposed adjoining land use

There will be no loss on employment as a result of this proposal.

H11 - LAYOUT AND DESIGN OF RESIDENTIAL DEVELOPMENT

Planning Permission will be granted for residential development, including extensions, alterations and changes of use, provided that it will: incorporate good design that reflects its setting and local distinctiveness; and make

efficient use of available land; and promote safe and accessible living environments which include a mix of housing types and sizes; and
protect amenity by having regard to the guidelines set out in Appendix 2
The proposal will be designed to reflect the local vernacular in both style and materials.

TR1 – TRANSPORT IMPLICATIONS OF NEW DEVELOPMENT
Planning Permission will be granted for new development provided that it seeks to: reduce the need to travel widen transport choice for people and goods integrate transport and land use.
By providing accommodation in the Town Centre close to shops and other amenities, as well as local employers, this proposal supports the policy of reducing the need to travel.

Appendix 2
Within town centre locations well served by public transport the Council will, where appropriate, permit residential development without dedicated parking.
The site is well served by local bus routes and the railway station. This is a small dwelling with only one bedroom . For this reason no parking will be provided.