HIGH PEAK BOROUGH COUNCIL
POST ROOM
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Design and Access Statement

For

Shop Unit and Showroom

AT

73, Market Street
Chapel-en-le-Frith
High Peak
SK23 0JD

SIMON COLEY ARCHITECT
2, WATER'S EDGE LANE
CHAPEL-EN-LE-FRITH
HIGH PEAK
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THE PROPOSAL

The proposal is to refurbish and upgrade the shop unit at 73 Market Street, Chapel-en-le-Frith.
This will incorporate upgrading the existing garage as a showroom to the shop unit, adding a WC at the rear of the property and removing the existing access to the accommodation above and replacing it with a new external access at the rear. The work includes a major refurbishment to the existing shop front.

Physical Assessment

The building is a traditional two storey stone building, which is located at the end of a small residential terrace. It is however well located for retail use due to its close proximity to a large Morrison's supermarket which is now the primary shopping location in the town. The shop has a long history in the town as a general store dating back before the Second World War. Some of the period features of the shop front have been lost, however a large amount of the original shop front remains including areas of stained glass (a full assessment of the existing shop front is carried out in appendix 1). Whilst the front of the property is in reasonable condition, the rear the property is in poor condition and in desperate need of refurbishment to retain the buildings structural stability.



Social Impact

A number of retail units have been lost in Chapel-en-le-Frith in recent years due to a change in residents shopping habits.
However shops within walking distance of the Morrison's supermarket have continued being viable and with the property opposite this supermarket, it

could have an important part to play in maintaining a good retail shopping mix in the town.
The shop has also been included in the town's conservation area in the last five years and the sensitive refurbishment of the shop front will help strengthen the conservation area.

Economic Impact

The proposals will regenerate one of the units on Market Street and therefore contribute to the economic viability of the high street in Chapel-en-le-Frith. The enlargement of the unit could lead to further jobs being created.

Planning Policy

The proposals are the subject of a standard planning application. The integration of the garage into the shop front will require change of use to A1 classification. Changes to the front elevation will be required to recognise the conservation area and produce a design, which is sympathetic to the architecture of the high street and the re-instatement of shop fronts, which emulate their predecessors.

Criteria Evaluation

The proposed development will dramatically improve one of the primary units on the high street and facilitate the renovation of a shop front, which has been degraded over recent years. It will also help protect a key component of the conservation area which is in a poor state of repair.

DESIGN

The proposals have been developed following extensive research into previous designs of the shop front to produce a design, which contains the reinstatement of a number of historical elements into the shop front.

Use

The internal layout of the shop remains relatively unaltered and the interior of the shop retains a number of its original fittings. The development of the garage space will create a usable multifunctional showroom space.

Layout

The proposal for the shop remains faithful to the original layout. The revised access to the accommodation helps to rationalise the use of the building and recognise the current convention that accommodation above shop units tends to be occupied by independent inhabitants rather than a 'live in' arrangement

combined with the shop. This will allow the residential accommodation to be renovated re-occupied. .

Size and Scale

There are no major changes to the property, which would affect its size and scale. The current size and scale of the shop front is retained.

Landscaping

There are no landscaping issues in this proposal.

Appearance

The appearance of the building is enhanced by the renovation of the shop front. The upgrading of the shop front will improve its appearance and complement the architecture image of the high street as a market town.

ACCESS

The access to the unit remains unchanged. The small stepped access to the shop is removed and replaced by a new small sloped access. This will improve disabled access to the shop. The new entrance to the showroom area will not have a stepped threshold to allow easy access. The floor level will be on one level through the shop to avoid any steps and again allow better disabled access and use.

APPENDIX 1 – Assessment and Refurbishment of Shop Front



Existing shop front has been extensively boarded to the sides and top. This will be removed and new columns and cornice added.



The existing stained glass will be cleaned and repaired by re-instating the broken panes.



The panelling to the right splayed window base will be renewed in the correct position and with the correct beading.



The side columns will incorporate the existing stone plinth and where missing, the plinths will be reinstated. The shop front will be repainted in traditional colours.