

RG145/5.1

Proposed Conversion of 53, 55 & 57 Market Street, Chapel-en-le-Frith to four 3 bed dwellings

Design and Access Statement

Introduction

This statement has been prepared to form part of a Full Planning for the conversion of 53, 55 & 57 Market Street into four 3 bedroom dwellings.

Through this development we aim to bring this vacant and fire damaged building back to life so it once again contributes to the conservation area it is within.

Use

The building is currently vacant with its last use as a drinking establishment with some ancillary accommodation.

The building is located on the edge of the town centre still within Chapel-en-le-Friths conservation area and given this prevalent location it is having a detrimental effect on the area.

The buildings surrounding the property are predominantly residential and thus a drinking establishment along with its noise nuisance and activities of its patrons is not ideal for the area. Also the previous closing of the property is evidence that such a use is not viable.

Design

The main two storey body of the building that faces Market Street lends itself to be divided into a terrace of three houses and it is assumed this was the building's original form and is what we are proposing now.

The building has two single storey extensions to the rear: the first is constructed of stone that matches the main the body and has dual pitched roof, again in keeping with the main body; and the second has a flat roof and is constructed of a stone that is a poor match to the main building.

The first extension can be cleanly divided from the main body and offers enough headroom to allow for a first floor to be added and thus providing sufficient floor space to create a three bedroom dwelling.

The second extension is aesthetically poor and although could offer additional space to the proposed dwellings or possibly even an additional unit it is thought demolishing it would better serve the property by improving the overall aesthetics so it sits better within the conservation area and by providing additional external space.

The space to the front of the building is to be divided into three front yards directly in front of each of the dwellings and each with its own access. The dwarf wall would be repaired where necessary and metal rail reinstated along its whole length.

To the rear the with the additional space gained from demolishing the second extension a car park with four spaces, one for each dwelling, would be formed with a paved area surrounding it and a yard area to the rear of the dwelling within the first extension would also be provided.

The majority of the windows of the property are currently boarded up and the material of the frames is a mix of timber and PVC and the majority of them appear to be in disrepair. Windows of neighbouring properties are predominantly PVC with some timber. There is also a mix of colour of windows where white, brown, red and green can all be seen. Within this development we are proposing PVC windows throughout to be in keeping with the area and also for viability reasons (cost and thermal performance). We are proposing that they are grey in colour so they sit subtly within the elevations and emphasise the original stonework.

Access

The building is situated on a main road with good public transport links and in close proximity to local amenities.

One car park space is provided for each dwelling that can be accessed via the private road to the rear that connects to both Park Road and School Lane.

Conclusion

We conclude that given the building's location in a predominantly residential area with close proximity to local amenity's and transport network the best use is as dwellings. Given this close proximity one car parking space per unit is ample. The existing building offers itself to be divided into dwellings with minimal external alterations when viewed from the main road. Finally the development affords the area an opportunity to bring back to life a building in a predominant location that is falling into disrepair accelerated by the fire it suffered.

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