

# **Design, Access & Heritage Statement**

For

2 One Bed Units and 1 Two Bed Unit

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  
SK23 0LP

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## **THE PROPOSAL**

The proposal is for phase 2 of the refurbishment of the property at 73, Market Street, Chapel-en-le-Frith to redevelop the first floor and roof space at the property to create 2 one bedroom flats and a two bedroom flat.

### **Physical Assessment**

The building is a traditional two storey stone building, which is located in a small residential terrace within the conservation area. The ground floor of the Property is currently undergoing a major refurbishment to the shop unit which occupies the ground floor and has received a heritage grant to restore the shop front to its original form.



As part of that redevelopment access to the first floor of the property has been moved to an external staircase to the rear of the property. Whilst the shop unit has been periodically occupied over the last ten years the upper floor has been unoccupied, does not have any usable kitchen or bathroom and is essentially derelict. There will be a need to carry out structural work to the walls, floors, roof and chimneys.



## **Social Impact**

The flats created will be offered for rent. The units will therefore offer additional rental opportunities at the lower cost end of the market.

## **Economic impact**

The additional of centrally located residential accommodation will add to the economic viability of the high street in Chapel-en-le-Frith.

## **Planning Policy**

The proposals reflect the recent change in legislation that allows for more than more than one habitable unit above a shop unit.

Whilst the units are provided with one individual parking space each the units are conveniently located for good access to the local amenities and transportation routes with bus stops within 100 metres of the property.

## **Criteria Evaluation**

Allowing this development will regenerate a key heritage property within the conservation area and allow for the relevant investment to be made into the building.

## **DESIGN**

The design for the redevelopment has been designed to make as little impact as possible to the conservation area with no changes to the front elevation and all additional windows being added to the rear of the property. The windows at the rear of the property are in the form of rooflights to maintain the existing roof profile.

## ***Use***

The development maintains the existing residential nature of the upper floor of the property.

## ***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 layout allows the residential accommodation to be re-occupied and renovated.

## ***Size and Scale***

There are no major changes to the property, which would affect its size and scale.

### ***Landscaping***

There are no landscaping issues in this proposal.

### ***Appearance***

The front elevation has been maintained in its original form which is faithful to the architecture in the conservation area.

### **ACCESS**

General access to the building remains unchanged.

Access to the upper floors is provided by a rear access staircase which accesses the first floor through an external door. Once inside access to the second floor is by an internal staircase.

The car parking spaces are access by a long established right of way to the rear of 79-85 Market Street. The hard standing for the parking spaces will be in loose stone gravel allowing for drainage.