



Planning, Design, Access and Heritage Statement

in respect of:

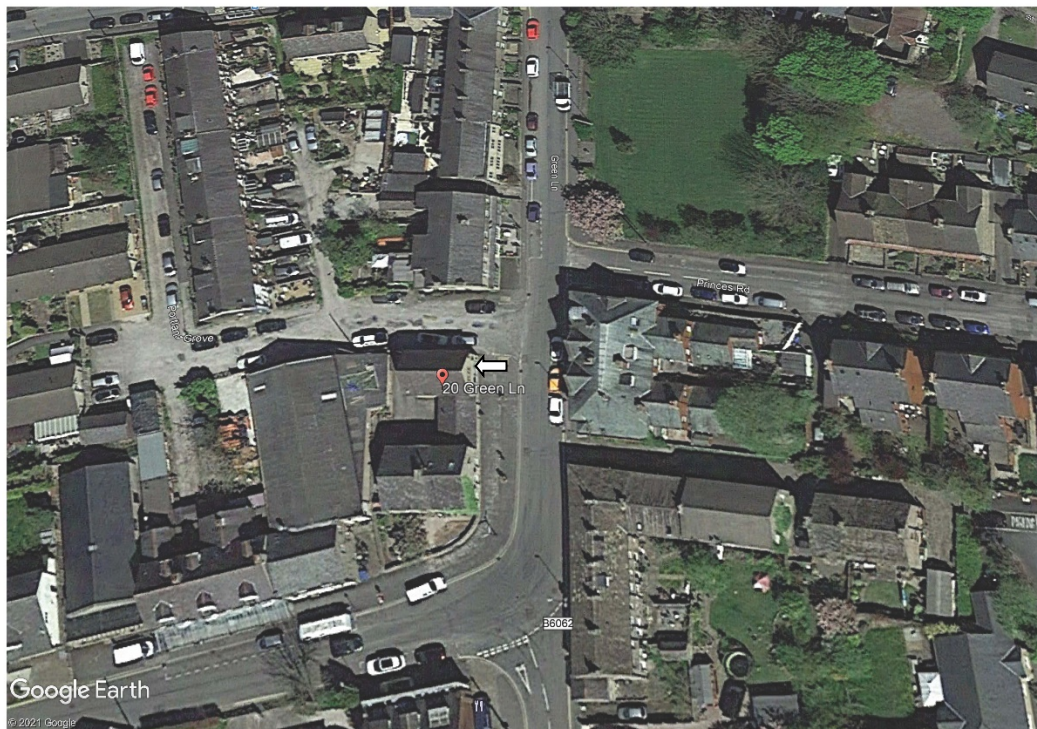
CANOPY TO GREEN LANE SOCIAL CAFÉ/BAR

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1.0. Introduction and Background

- 1.1.** This Planning, Design and Access Statement has been prepared to provide planning justification in support of a full planning application for a canopy over the frontage of the Green Lane Social café/bar.
- 1.2.** This Planning, Design and Access Statement will demonstrate that:
 - a.* The design is based on and compliments the existing character of the building and contributes to its distinctiveness;
 - b.* The development is based on robust sustainability principles.
- 1.3.** This statement is one of a number of documents and drawings prepared to support this application, and should be read in conjunction with the following drawings:
 - a.* Location Plan, Block Plan, and Elevations prepared by Kingfisher Design and Management Limited.
 - b.* 3D model view of the proposals by Kingfisher Design and Management Limited.
- 1.4.** The plan below shows the location of the application site within the context of Chinley.



Development Proposals

- 1.5. This application for full planning permission seeks to provide a canopy across the frontage of the café/bar extending 2.5m over the pavement.
- 1.6. The canopy will be affixed to the building with two support columns at its front edge.
- 1.7. For clarity the application comprises the following drawings:
 - Drawing Ref: 3101.01 – Existing and proposed plans and elevations
 - Drawing Ref: 3101.02 – Location Plan
 - Drawing Ref: 3101.03 – Block Plan

Planning History

- 1.8 Planning permission for a change of use from A1 (shop) to A3/A4 (café/bar) was granted on 22nd November 2019.

2.0. Site Context and Surroundings

- 2.1 The spatial vision for High Peak with reference to larger villages such as Chinley discusses that they will benefit from development within an improved range of amenities and facilities. The preamble to LP Policy S6 'Central Sub-area Strategy' is to focus growth in the Market Towns and identifies larger villages where access to services, facilities and employment opportunities are more readily available. These clearly have important roles in terms of serving and supporting their immediate surrounding rural areas.
- 2.2 The establishment of the café has promoted the sustainable growth of the central area with reference to Chinley village and provides employment for 2.5 full-time equivalent staff.
- 2.3 The café is centrally located within the village and opposite to an existing parade of shops to offer shared trips. It falls within a mixed use area with operating hours as follows: 9.00 to 16.00 (A3 café use) and 16.00 to 21.00 (Monday to Saturday) and 9.00 to 16.00 (A3 café use) on Sundays and Bank Holidays.
- 2.4 External sound/amplifying equipment, fume extraction noise and odour control, are controlled via planning conditions and accordingly, in these regards the existing café complies with LP Policies EQ6 'Design and Place Making' and EQ10 'Pollution Control and Unstable Land'.

3.0 Development Parameters

- 3.1 The current proposal is to provide a canopy fixed to the structure over the café frontage. Outside dining is an integral part of the social experience and, especially in the current situation of a viral pandemic, is viewed as being an essential facility. The canopy would increase the café usage in inclement weather and would help to ensure the continuance of this popular venue serving the local community and visitors to the area.

3.2 Form

The proposal does not replicate the Victorian style capitals to the columns, or indeed the columns themselves that are supporting the existing canopy on the shop fronts around the corner from Green Lane. The form of this modern property would suggest the use of a simpler line to the canopy which whilst not detracting from the existing canopy, is more in keeping with its setting. The supporting columns and beam will be of powder coated aluminium in battleship grey with a glazed roof.

3.4 Scale

The scale of the canopy is in keeping with the proportions of the property.

3.5 Landscape

The canopy will be supported by rectangular aluminium columns to give an unenclosed accessible space and entrance. The position of the canopy layout is dictated by the existing building line.

4.0 Access and Movement

Access and Parking

- 4.1 The canopy does not affect the current parking arrangements.

Inclusive Access

- 4.2 The design of the canopy meets the requirements of Part M of the Building Regulations, with specific reference to BS8300 and the Disability Discrimination Act. The proposed covered area respects this compliance and provides additional space for effective access.

5.0 Heritage Statement

5.1 Historical aspects.

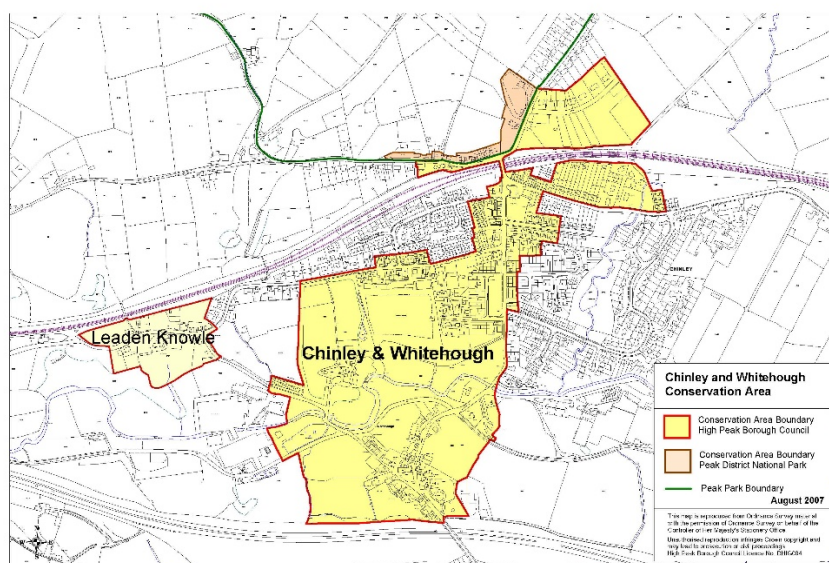
The parish of Chinley, Buxworth and Brownside is located at the western edge of the Dark Peak landscape area of the Peak District National Park. In terms of area, approximately half of the parish is within the National Park, although it is worth noting the majority of development and population of the parish are outside of the National Park boundary. Chinley and Buxworth are the main settlements which are located to the north of the A6 road, outside the National Park.

Historically, Chinley was an Anglo-Saxon settlement of scattered farmsteads. During the 17th century the local area was mined and quarried and consequently Chinley's population grew. These local industries developed further following the building of the Peak Forest Canal and tramway in 1799 and again when the railway came in 1866. The addition of a passenger line in 1894 saw further population growth. However, the closures of the mines and quarry in the early 20th century saw the population decline. It declined further following WWII when the passenger service was reduced, however in recent years there has been a significant amount of new housing development in proximity of the parish and the area has become a very popular commuting area. New businesses have opened recently in the food and beverage, accommodation and childcare sectors.

The area is a popular walking, cycling and horse-riding area with the Peak Forest Tramway Trail and Bugsworth Basin also popular attractions.

The parish straddles three landscape character areas within the Dark Peak; valley pastures with industry, enclosed gritstone upland and moorland hills and ridge as described in the Landscape Strategy (LSAP 2009).

A large part of the area is now withing a conservation area as shown on the map below.



5.2 Significance of the Green Lane Social café/bar

Number 20 Green Lane, now comprising ground floor café/bar and first floor residential accommodation, was constructed in the early 1990s following the sale of the land occupied by Natwest bank and the subsequent closing of the bank in Chinley. The unit was built using stone in keeping with the more historic buildings in the Chinley area. Due to its relatively modern / recent construction, it bears no significant historical value.

The property has been constructed in stone with a slate roof and timber windows and doors and has a low aesthetic value in comparison to its immediate retail neighbours.

Over the years Number 20 Green Lane operated as a Deli under the tenancy of various occupiers. Long-standing residents of Chinley have reported fond memories for the quality of the deli provided from these premises.

Since the granting of planning permission for a change of use to a café/bar in 2019, the Green Lane Social has provided refreshment facilities with communal seating / socialising for the residents of Chinley and visitors to the area.

5.3 Impact of the proposal on the significance

The fabric of the property presents little with regards to evidential / archaeological value and as such the proposed canopy does not impact the grounds or materials of the property.

The proposal does not replicate the Victorian style of the columns that are supporting the existing canopy on the shop fronts around the corner from Green Lane. The form of this modern property would suggest the use of a simpler line to the canopy which whilst not detracting from the existing canopy, is more in keeping with its setting. The supporting columns and beam will be of powder coated aluminium in battleship grey with a glazed roof.

It is considered that the proposed canopy will not result in a measure of harm and that the effects of the extension are easily reversible if required at a future date.

The key components of the building is preserved and the canopy does not attempt to mimic/pastiche the nearby canopy on the frontage to the shops around the corner.

The overall effect of the proposed scheme is such that any change to the conservation area is extremely minor and is outweighed in accordance with the NPPF by the benefits offered by the proposal ensuring the viability of its use for the area and the community.

6.0 Summary

- 6.1 It is concluded that in design terms this scheme is totally appropriate to its immediate context.
- 6.1 The proposed extension compliments and enhances the Green Lane Social Café/bar and considerably improves its function and viability to the benefit of the residents of Chinley and visitors to the area.