

CO-OP CHAPEL-EN-LE-FRITH**HERITAGE STATEMENT****1.0 Introduction**

- 1.1 Barton Willmore has been instructed by the applicant to prepare a heritage statement to accompany the submission of a planning application for the installation of Amazon lockers at Co-Op food store, Eccles Road, Chapel-en-le-Frith ("the Site"). Paragraph 189 of the NPPF requires applicants to describe the significance of those assets potentially affected by proposed development. This assessment should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposed development on that significance. That is the purpose of this statement.
- 1.2 This document will set out a statement of significance of those heritage assets affected by the proposals. It will go on to consider the potential impacts of the proposed works within the legislative and policy context.
- 1.3 The assessment of significance follows the heritage interest-led approach set out in the NPPF, comprising archaeological, architectural, artistic, and historic interest. This has been guided by the definitions provided in the updated 'Planning Policy Guidance'. The assessment of the contribution made by the setting of the heritage assets follows the staged assessment approach set out in Historic England's guidance document 'Historic Environment Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets' (GPA3, 2017).
- 1.4 The scope of this Heritage Statement appraises the heritage significance of the built structures. It does not consider the known or unknown archaeological potential of the site.

2.0 The Site

- 2.1 The Site is located to the rear of the Co-Op on Eccles Road in Chapel-en-le-Frith. The Local Planning Authority (LPA) for Chapel-en-le-Frith is in the High Peak Borough Council.

Site Context: Heritage***Designated and Non-designated heritage assets***

- 2.2 There are 22 designated heritage assets located within 250m of the Site, the Site is also located within Chapel-en-le-Frith Conservation Area. Following detailed desk-top analysis, the only asset considered to have the potential to be impacted by the proposals is Chapel-en-le-Frith Conservation Area, as such only the conservation area has been assessed within this report.
- 2.3 An online search of the Derbyshire Historic Environment Record (DHER) revealed 10 entries within 250m of the Site, many of which are already listed, the remaining entries largely relate to built form, however, due to the limited nature of the proposals they have not been assessed within this report. High Peak Borough Council do not have a Local List at the time of writing.

3.0 Legislative and Policy context

- 3.1 Listed Buildings and Conservation Areas are afforded statutory protection under the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990. Sections 66 and 72 require Local Planning Authorities to have special regard to the desirability of preserving their heritage significance and in the case of listed buildings, any contribution that their setting when exercising their planning functions. Section 72 requires that local planning authorities must

pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

- 3.2 The NPPF sets out Government planning policy with Chapter 16 providing policy guidance for conserving and enhancing the historic environment. The guidance recognises the importance of preserving assets in a manner appropriate to their significance and guides that any harm or loss to significance should require clear and convincing justification.
- 3.3 Implementation of the NPPF is supported by the Planning Practice Guidance (PPG) (2014 with updates).
- 3.4 The current development plan for the area is the High Peak Local Plan, adopted 2016. Policy EQ 7 of the plan (Built and Historic Environment) requires proposals to sustain and enhance heritage assets, proportionate to their significance. Chapel-en-le-Frith also has a Neighbourhood Plan, adopted 2015 this forms part of the development plan.

4.0 Heritage Constraints

Chapel-en-le-Frith Conservation Area

- 4.1 Chapel-en-le-Frith Conservation Area was designated in 1971 with extensions to the boundary made in 1994 and 2004. The Conservation Area Character Appraisal was adopted in 2008. The Conservation Area Character Appraisal does not have a statement of special interest; therefore, the special interest of the conservation area will be briefly set out here.
- 4.2 Chapel-en-le-Frith is located within the settled valley pastures of the Dark Peak, surrounded by hills. The Conservation area is divided into 10 character areas. The boundary of the conservation area is focussed on the 18th and 19th century development, however there are elements of medieval built form at its centre. The form of the town developed around the marketplace and church which are both still prominent within the core, the street pattern is fundamental to understanding the historic development of the town. The predominant materials include coursed gritstone rubble for the walls with a dressed gritstone for window and door surrounds; slate is the predominant roof covering throughout the town. The more contemporary built form throughout the conservation area largely reflects this material palette. The special interest of Chapel-en-le-Frith Conservation Area is primarily derived from its historic marketplace, street pattern, use of local materials and cohesive commercial and residential character in the primary street fronts.

Contribution of the site to the Conservation Area

- 4.3 The Site is located in Sub-Area 8. The focus of this sub-area is the open meadowland with mature trees to the north of the Site. The meadowland helps to understand the historic rural character of the town. The Site is noted as a 'Negative Building/ Area' in the Conservation Area Character Appraisal, it is located within a car park to the rear of the Co-Op. The Site offers no contribution to the character of Sub Area 8 and how this area is experienced.
- 4.4 The Site is hidden from view of the street front on Eccles Road and can be accessed via a small pathway from Eccles Road or by Station Road which stems from the west. Whilst the materials and design of the buildings on the street frontage are cohesive and in keeping with the character of the conservation area, those to the rear are varied, with the use of brick and stone. This area of the conservation area is detached from the main portion of the conservation area; it is not consistent with the character of the rest of the conservation area. It is characterised by a hardstanding car park and plant to the rear of the Co-Op. This area of the town (including the Site) simply forms part of the conservation area by virtue of its location in between the meadows and marketplace and is not considered to make any meaningful contribution to its heritage significance.

5.0 Impact / Conclusions

- 5.1 The proposals seek permission for two Amazon lockers to be installed to the rear of the Co-op on Eccles Road. The lockers will be c.1m tall and finished in stainless steel, painted grey. The Council has confirmed in an email dated 9th October 2020 that the location of the Amazon lockers to the rear car park area is more acceptable than its previous location to the front of the Co-Op.
- 5.2 The Site for the proposed Amazon lockers is located within Chapel-en-le-Frith Conservation Area. However, as previously stated, the Site offers no contribution to how the Conservation Area is experienced, noted as a 'Negative Area' in the Conservation Area Character Appraisal.
- 5.3 The location of the lockers is such that it will not be visible from the street front and the marketplace, it will also be largely screened from the open meadowland to the north. Furthermore, the lockers will be grey in colour and as a result will blend with the grey of the brick wall to the rear of the Co-Op.
- 5.4 The special interest of Chapel-en-le-Frith Conservation Area is primarily derived from its historic marketplace, street pattern, use of local materials and cohesive commercial and residential character in the primary street fronts. The Site simply forms part of the conservation area by virtue of its location in between the meadows and marketplace. Whilst the Amazon lockers will introduce further structures, albeit on a small scale, to the rear of the Co-Op, it will not harm the special interest of the conservation area.
- 5.5 For the reasons set out in this report, it is considered that the proposals will preserve and sustain the character and appearance of the conservation area, in line with Section 72 of the 1990 Act and the local and national policy requirements of Policy EQ7, as well as Chapter 16 of the NPPF.