

ODL OULSNAM **DESIGN** LTD

Creative Architecture & Planning
Exclusive Interior Design

37-39 Market Street, Chapel-en-le-Frith, SK23 0HP



Design, Access & Heritage Statement, Rev.A.

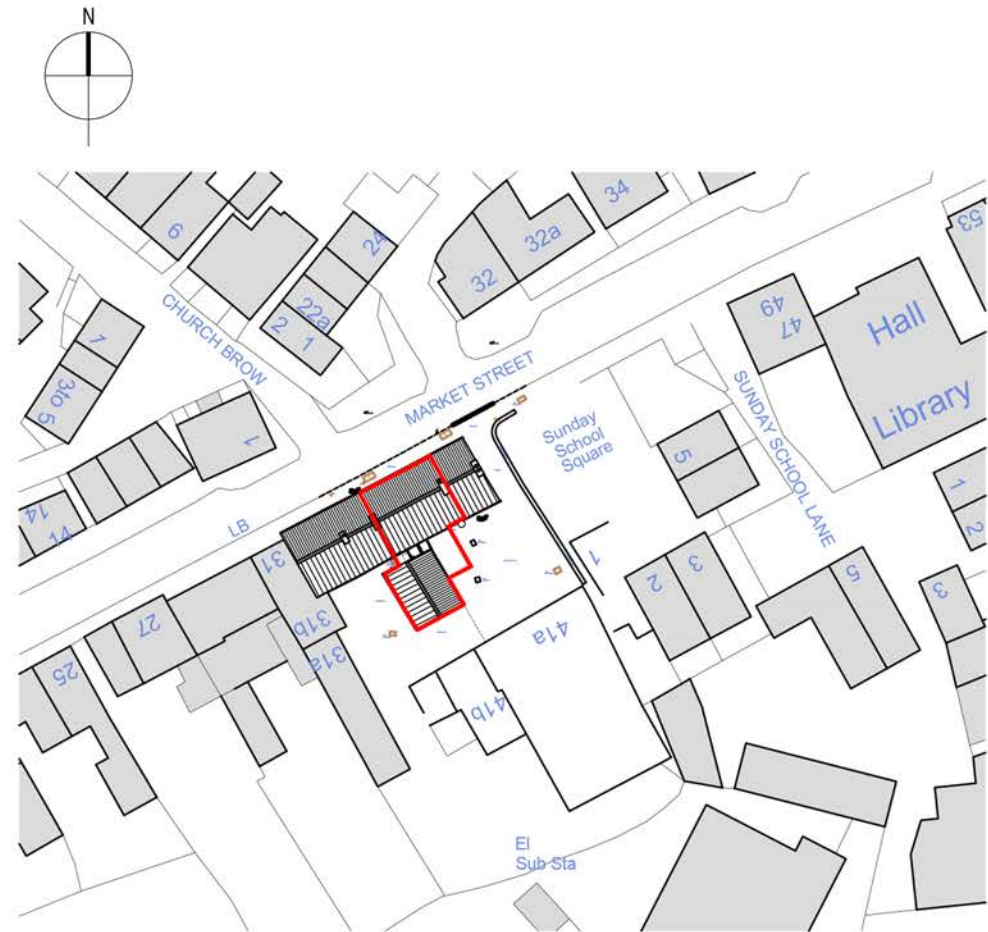
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Site Location Plan (Not to Scale)

37 - 39 Market Street, Chapel-en-le-Frith

Contents

Existing Property

37 – 39 Market Street, Chapel-en-le-Frith are two adjoining mid-terrace properties, dating from approximately 1900, consisting of two lock-up shops and three flats. They are located on a busy road, in the centre of Chapel-en-le-Frith in a mixed residential and commercial area, surrounded by properties of similar age and type.

The buildings are not listed, but they are located within the Chapel-en-le-Frith Conservation Area.

The buildings that face Market Street are built of coursed gritstone, with gritstone heads and cills, timber framed glazed shop fronts, timber eaves, and stone slate roofs. The building projecting from the rear is covered in cream render, with some stone details such as the quoins at first-floor level left un-rendered. Linking the two sections of the building is a narrow timber-clad infill, with a blue slate roof, with access at first-floor level, by way of an external staircase.

The windows are a mixture of UPVC double-glazed units and timber single-glazed windows, no double-glazed units appear to have failed although they are now dated and of average condition. The sash timber windows are not in good condition and consideration should be given to replacing these units. There are a number of decayed windows, doors and thresholds which will need sections replacing at a minimum.

The rear yard is a mix of stone cobbles and modern tarmac.

There are no front or rear gardens, but there are parking spaces to the rear.



37 - 39 Market Street, Chapel-en-le-Frith
Existing Property

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Existing Accommodation

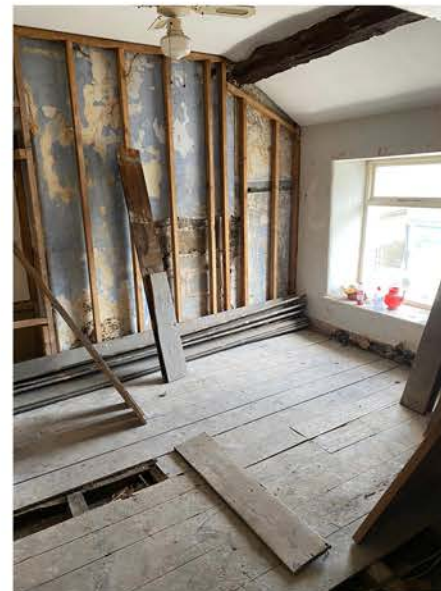
Apartment 1 is located on the ground floor of the section of building to the rear of the property and is accessed via its own ground floor entrance. It has a floor area of approximately 35m². It has one bedroom, one bathroom and a kitchen within the lounge area. This apartment is in a much better condition than the others, and appears to have been well looked after.

Apartment 2 is located on the first floor above the hairdressers and takeaway. It is accessed via an external staircase to the rear of the property and has a floor area of approximately 66m². It has three bedrooms, but one leads in from the kitchen, which is unacceptable, and therefore should be considered a two-bed flat. It features a large bathroom, and a WC exists outside the flat facing the entrance door from the staircase. This apartment is in a poor condition and has not been well looked after.

Apartment 3 is located on the first floor above apartment 1, and is accessed via an external staircase to the rear of the property. It has a floor area of approximately 32m². It has one bedroom, one bathroom and a kitchen. This flat is in need of an upgrade and improvement.

The hairdressers has a floor area of approximately 36m² and features a second entrance at the rear and an external WC.

The takeaway has a floor area of approximately 30m², this unit also features a second staff entrance at the rear of the property. There is a staff WC provided for the takeaway, but this is located on the first floor between the two apartments. Meaning staff have to leave the takeaway, take the external stairs to the first floor, and re-enter the building at the upper level to use the toilet, which is obviously far from ideal.



37 - 39 Market Street, Chapel-en-le-Frith
Existing Accommodation

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Previous Planning Applications

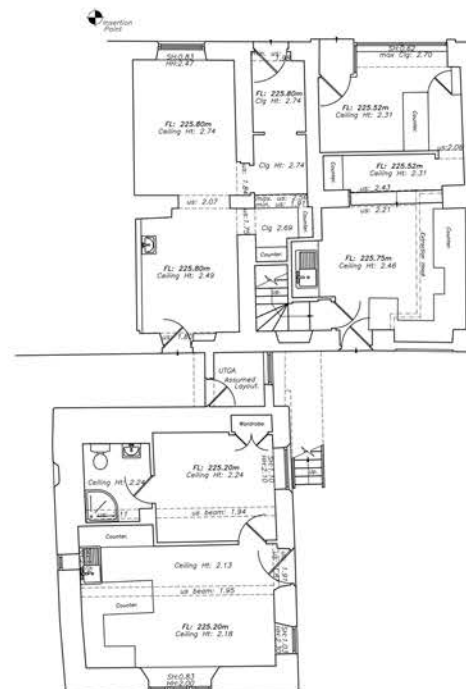
Previous planning applications on 39 Market Street, Chapel En Le Frith.

23/01/1984	HPK/0002/0646	Projecting Sign	REFUSED
02/11/1993	HPK/0003/3014	New Shop Front	APPROVED
01/12/1994	HPK/0003/4084	Illuminated Sign	REFUSED
20/11/2000	HPK/0003/9462	New Shopfront	APPROVED
15/04/1991	HPK/0003/0284	Fast Food Take Away (kebab House)	APPROVED

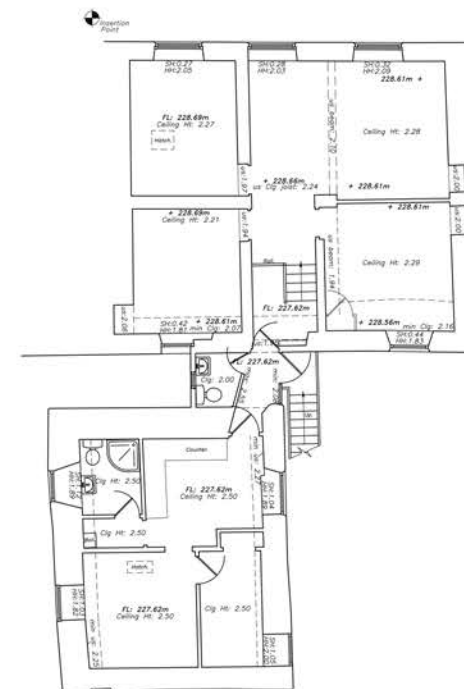
Previous planning applications on 39b – 39c Market Street, Chapel En Le Frith.

HPK/0001/1489	For Proposed Change Of Use From Bakery To Dwelling	REFUSED	
HPK/0001/2063	Change Of Use - Bakery To Light Industrial Use	WITHDRAWN	
HPK/0001/2064	For Proposed Change Of Use - Bakery To Shop	APPROVED	
17/09/1991	HPK/0003/0869	Change Of Use To Self Contained Flat	APPROVED
02/02/1993	HPK/0003/2180	Change Of Use Of Electrical Shop To Flat And Rendering To External Walls	APPROVED

GROUND FLOOR PLAN



FIRST FLOOR PLAN



Existing Plans & Elevations (Not to Scale)

37 - 39 Market Street, Chapel-en-le-Frith Planning History

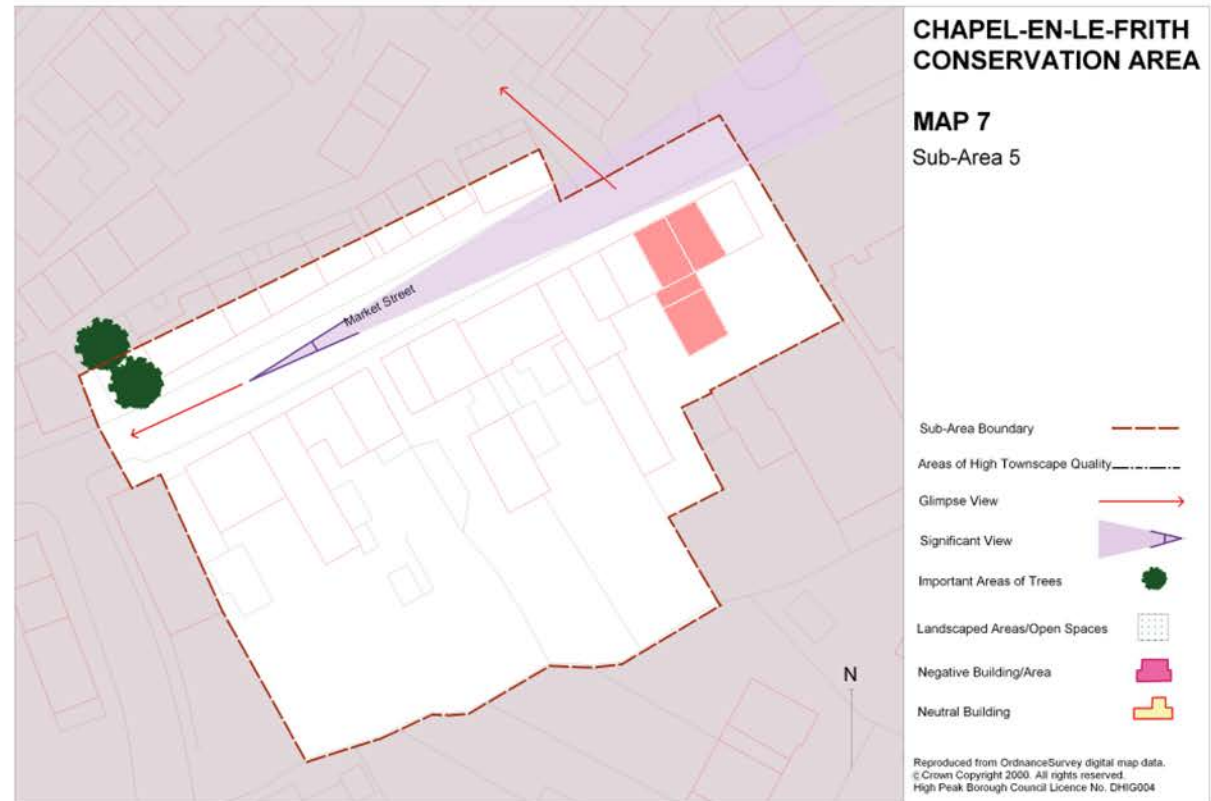
Addressing Heritage Assets Within the Conservation Area

37 – 39 Market Street is positioned within the Chapel-en-le-Frith Conservation Area and as such forms a part of the Heritage Asset. They sit in the middle of a row of terraced commercial properties on the south side of the street opposite the junction with Church Brow.

The map opposite shows the property in question highlighted in red, and its position within sub-area 5 of the conservation area. Important views on Market Street, near the property, are highlighted. The significant view remains unchanged as no changes are proposed to the front of the building, and 'Glimpse Views' which are indicated by red arrows, both face away from the building.

This planning application relates solely to changes at the rear of the building, including the removal of the small link structure in mismatched materials, and its replacement with a rendered structure, to match the existing building to the rear of the property.

When assessing the heritage asset, far more weight is given to the building's frontage and its position on the high street, than the rear of the properties which are hidden from public view in a private courtyard. Therefore, this application which seeks permission for alterations solely to the rear of the property does not have a detrimental effect on the heritage asset.



37 - 39 Market Street, Chapel-en-le-Frith *Heritage Statement*

Proposals

Apartment 1

The layout of this apartment is to be kept as existing, with just a minor alteration to create a dressing room to the bedroom within the existing link structure.

There is also a refurbishment proposed, providing a new kitchen, bathroom, lighting and décor, and possible upgrades to the doors, architraves and skirtings if required.

Apartment 2

It is proposed to create a new entrance staircase to apartments 2 & 3, inside an 'L' shaped extension to the rear of the property. This would also allow for two new WCs to be constructed downstairs for use by the staff of the two retail premises.

The shared landing for Apartments 2 & 3 is extended into the former WC, and a much more inviting entrance is formed to the two apartments.

Inside the apartment, a wall is removed to create an open-plan living/kitchen/dining area, and a wall is formed off the kitchen to create a new bathroom.

Two bedrooms are retained in the existing rooms with no additional internal walls formed.

A cloaks cupboard is shown at lower level next to the apartment entrance.

Apartment 3

Various walls are removed internally to create an open-plan living/kitchen/dining area.

The bedroom is retained in its existing position, with the bathroom door blocked, and a new entrance formed off the open plan living area.

A section of wall is removed to open up the entrance area, and a new kitchen and bathroom fittings are shown.



Proposed Elevations (Not to Scale)

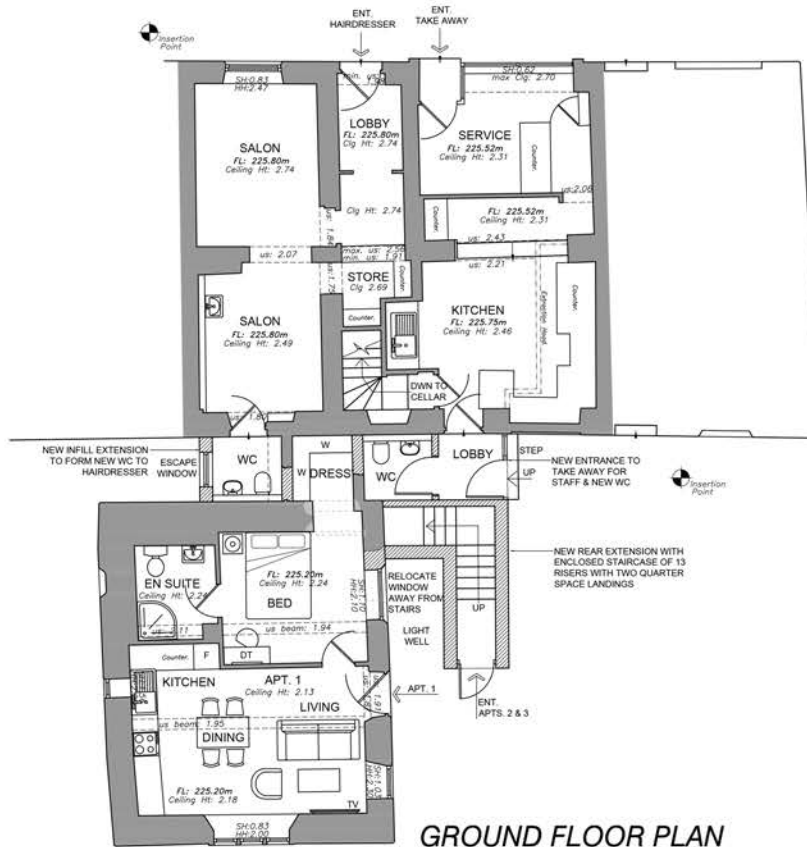
Proposals

External Works

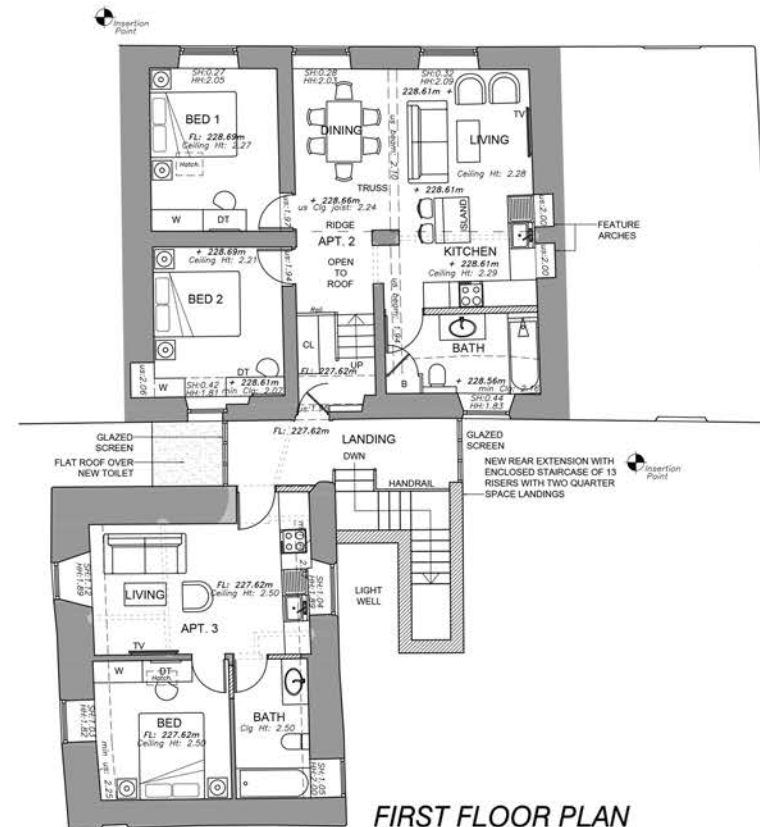
As covered briefly above, a new two-storey rear extension is formed, to provide a new staircase up to the apartments, and provide internal access & a lobby area to the rear entrance of the takeaway, this area also includes a new WC at ground floor level, for the takeaway staff, a vast improvement on the current layout which has the takeaway staff toilet located on the first floor, away from the unit.

A small flat-roofed infill extension is formed to provide a new internal WC for the hairdressers, which will also house an escape window in case of an emergency.

The walls of the extensions will be rendered externally to match the existing rear building.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Proposed Plans (Not to Scale)

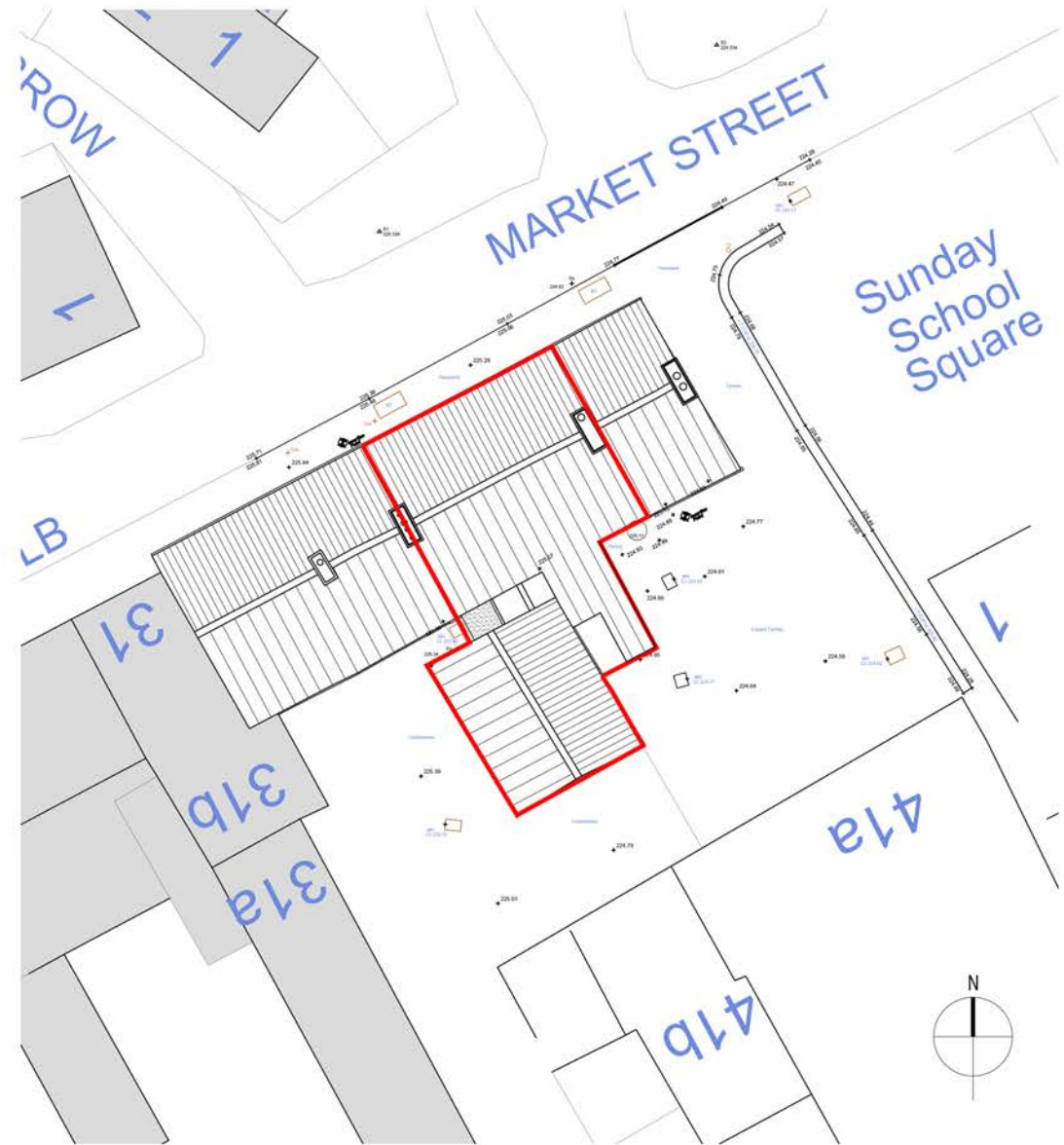
37 - 39 Market Street, Chapel-en-le-Frith
Proposals

Conclusion

This application seeks permission to renovate and extend a mixed retail/residential building, maintaining the existing number of retail and residential units, while increasing the quality and usability of the spaces to better suit modern living.

The proposed extensions are both positioned at the rear of the building and are sympathetically designed to improve the overall look of the building, removing an unsightly external staircase, and using materials which match the existing property.

Improved WC facilities are provided to both retail units, and the first-floor apartments benefit from a new enlarged entrance lobby. All apartments are renovated with new kitchens and bathrooms, providing desirable apartments close to the centre of Chapel-en-le-Frith.



Proposed Site Plan (Not to Scale)

37 - 39 Market Street, Chapel-en-le-Frith
Conclusion