

Re:- 92 High Street, New Mills, High Peak, Derbyshire, SK22 4BR
Drawing Ref 3006/22

APPLICATION;

The Application is for change of use to accommodate ground, 1st and 2nd floor holiday accommodation with car park facilities as follows;

Ground floor; Kitchen, Diner and Lounge.

1st Floor; Bedrooms, Bathroom and Lounge.

2nd Floor; Bedrooms, Bathroom.

PLANNING and ASSESSMENT of HERITAGE STATEMENT

Current Condition

The property currently in a dilapidated condition and has previously been used as a retail outlet for Butchers and general stores.

It has always kept the unique construction features as required for this Grade of building.

It was built in 1878 and is primarily 2 storeys high with a car park area still available.

It is a red brick structure with blue headstones to all window and door openings.

The roof is slate with a parapet surround encapsulating various support features.

The North corner entrance has an upper pediment with a tympanum above the gutter line.

Internally it is a solid ground floor with support walls and walkways throughout.

1st Floor is a timber construction and was retail and living accommodation.

2nd Floor is also a timber construction with bedroom accommodation.

It is the client's desire not only to maintain all the graded aspects featured, but rebuild and repair where necessary any faults found during this proposed conversion.

Below are listed some of the above mentioned items in addition to upgrading the safety and appearance of the site.

Proposal

To bring the property up to habitable conditions suitable for holiday accommodation with parking facilities, whilst keeping the external appearance intact and traditional with repairs where necessary.

The parapet will be repaired along with the tympanum.

The entrance high level walkway is currently unsafe and a danger to the public This will be rebuilt to structural standards.

The windows will be upgraded in the design and material as exists but glazing to meet with current regulations on U values and ventilation.

The internal structural walls will remain but additional timber walls will be added to enclose bathroom facilities as shown on the plan.

These additions will not involve any structural change or removal of existing architecture.

Fire doors and smoke detectors and fire fighting equipment will be added where required to allow a safe exit from the building in an emergency.

Parking spaces will be provided as shown and to include a disabled space and cycle store/lock station.

As per 'Flood Risk Assessment, prepared by EWE Associates Ltd, Draft Rev0 September 2021', page 14, as part of original application HPK/2021/0083. In order to mitigate against surface water flooding the basement floor will be raised at least 150mm.

Bin store area is also provided.

Proposed Building Alterations:

On the east face we would require the removal of the only chimney stack on the property.

One additional window frame would be added at first floor level to the east face to match remaining windows.

South face will require French doors at ground level overlooking the car park.

We would also in line with government policy introduce solar panels to the roof area in addition to a suitable heat source pump at ground level.

Urban Development

Although this property has previously been used for retail outlet the function is no longer tenable due to the increased outlet facilities now available in New Mills and the surrounding area.

The property has fallen into serious disrepair and is an eyesore in the area.

Every attempt will be made to keep a traditional appearance which has deteriorated over the years and are a poor reflection on the building and the surrounding area.

Every attempt will be made to improve the building sympathetically and in keeping with the original style. We have shown a scheme with elevations but would welcome any suggestions made by Derbyshire Heritage. See **Drawing Ref 3006/22**

Design and Access

As this property already has a large car park it is perfectly placed to accept transportation and storage to execute all works associated with the development. The current entrance to the car park does not impact on any other property and therefore no disruption on the Dye House Lane highway. Works will be performed in an efficient manner showing due consideration to all parties concerned and within the working day week.

Conclusion;

This on reflection this seems an ideal opportunity to reinvigorate an historic building whilst at the same time introduce habitable accommodation and therefore income and employment to the area.

18/09/2022