

Design, Access and Heritage Statement

October 2022

Raise roof level to provide accommodation at first floor, single storey rear extension, new porch and alterations to windows and doors at Torino, St Mary's Road, New Mills SK22 3BW High Peak SK22 2LE

- **Applicant**
Wayne Travers and Michelle Rathor
- **Planning Authority**
High Peak Borough Council
- **Proposal**
Raise roof level to provide accommodation at first floor, new front porch, single storey rear extension and alterations to windows and doors
- **Location**
Torino, St Mary's Road, New Mills SK22 3BW High Peak SK22 2LE
- **Agent**
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1.00 Background

The site lies within the Built up Area Boundary adjacent, but not within, the Conservation Area. The existing property is a 3 bedroomed bungalow.

Figure 1 shows the property (blue pin drop) in relation to the Conservation Area. Figure 1 also shows the location of a new 2 storey housing development (HPK/2003/0031) and a new 2 storey Community Hall (HPK/2003/0333) constructed within the Conservation Area.

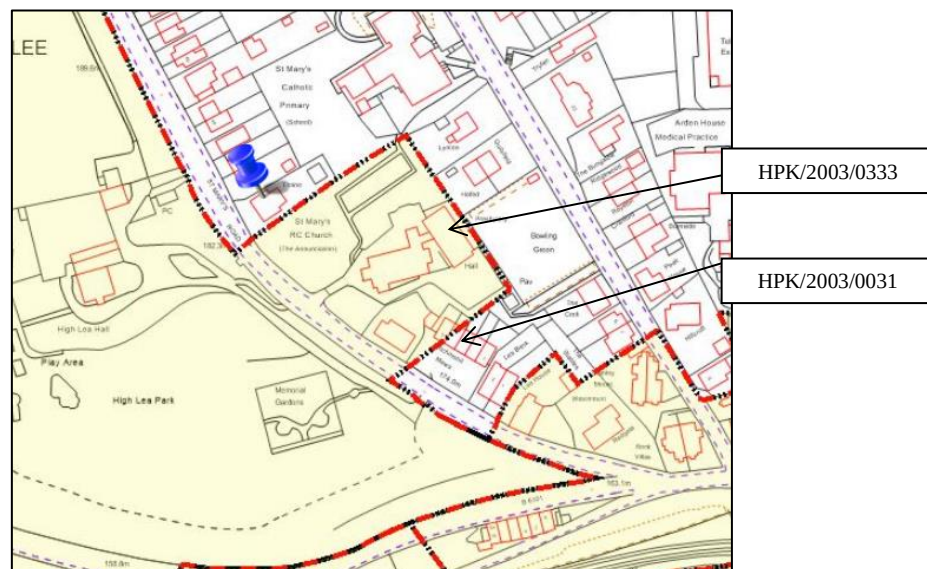
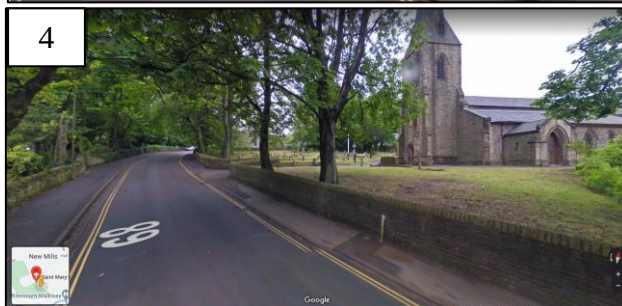
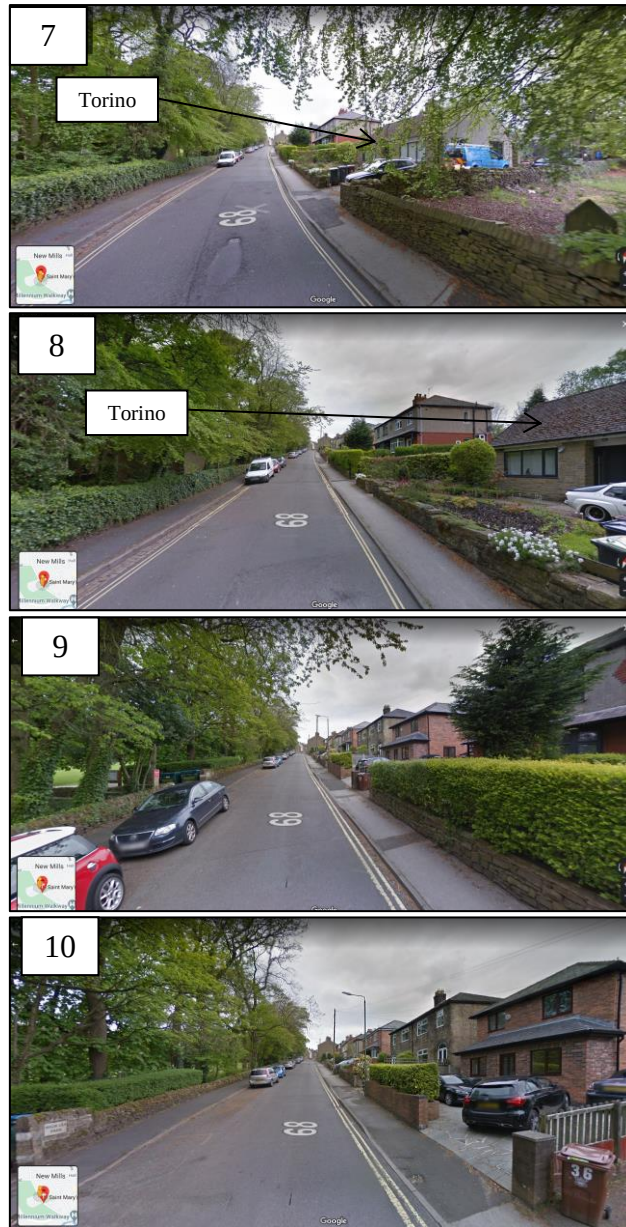


Figure 1: Torino in relation to the Conservation Area

Figures 2 to 10 below shows the frontage along St Mary's Road moving south-westerly up hill.

Figure 2 shows the new 2 storey housing development (HPK/2003/0031) constructed partially within the Conservation area boundary.



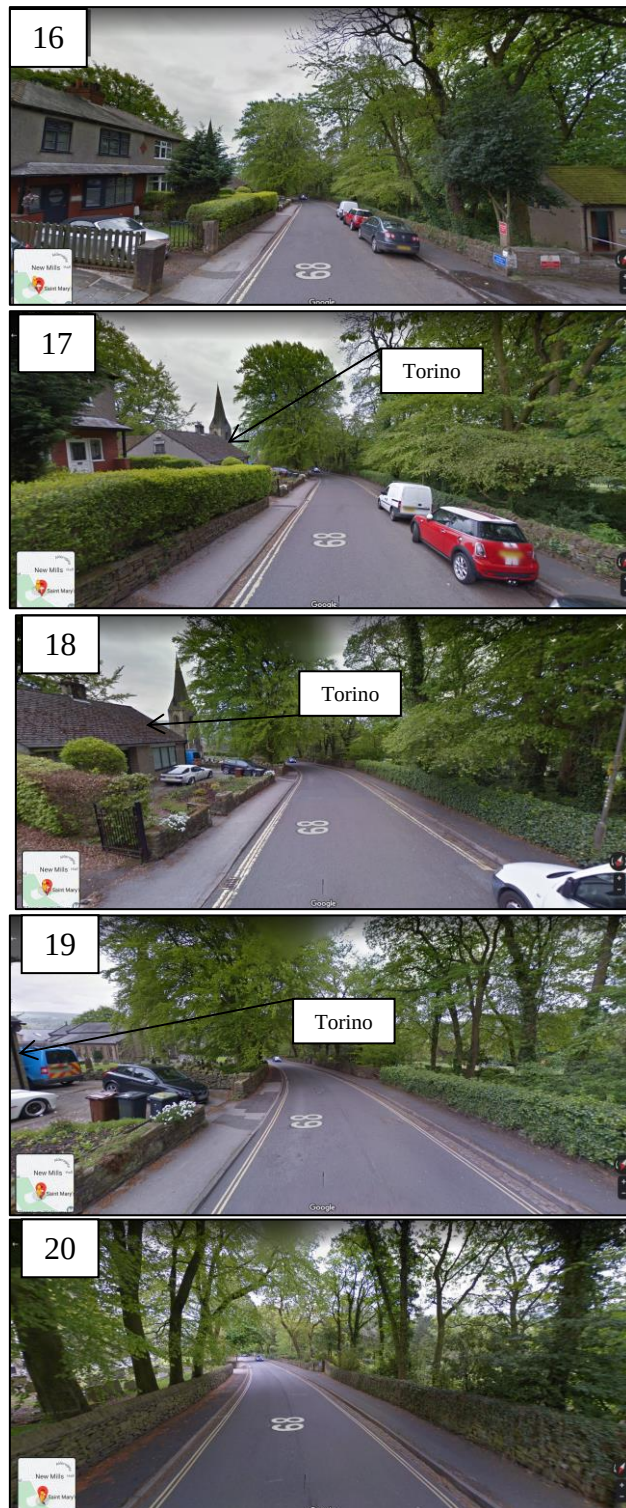


Figures 2 to 10: Frontage along St Mary's Road moving south-westerly up hill.

Figures 11 to 20 below shows the frontage along St Mary's Road moving south-east downhill.

Figures 11 to 20 demonstrate that the housing along St Mary's road is a mixture of 2 storey terraced and detached properties.





Figures 11 to 2: Frontage along St Mary's Road moving south-westerly up hill.

2.00 The Proposal

This application seeks consent to raise the roof level of Torino to provide accommodation at first floor, a new front porch, a single storey rear extension and alterations to windows and doors.

The single storey rear extension and alterations to the ground floor windows and doors can be constructed under Permitted Development.

3.00 Design

The design and choice of construction materials used in the proposals will improve the existing property:

- The roof cover will be concrete tiles
- The walls will be rendered with an off-white render
- Windows and doors will be a mixture of high quality PVCu and Aluminium framed, colour grey.

The design is sympathetic and improves the property and will complement the surrounding buildings in the locality.

4.00 Heritage and Conservation

The site is adjacent but not within the New Mills Conservation Area.

Paragraph 189 of Chapter 16 (Conserving and Enhancing the Historic Environment) the National Planning Policy Framework (as revised, February 2019) states that in determining applications, local planning authorities should require an applicant to describe the particular significance of the heritage asset, including the contribution made by their setting.

The scope and purpose of this section is therefore to identify the significance of the conservation area, and to assess how this will be affected by the proposal. The level of detail is considered proportionate to the importance of the heritage asset, in accordance with paragraph 189, and no more than necessary to understand the impact of the proposal.

Paragraph 190 of the National Planning Policy Framework states local planning authorities should identify and assess the particular significance of a heritage asset, including its setting, and take this into account when considering the impact of a proposal in order to avoid or minimise conflict between the asset's conservation and any aspect of the proposal. Significance is defined in the NPPF Glossary as:

'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.'

The heritage issue facing the proposal is its impact upon the character and appearance of the adjacent conservation area.

Figure 1 shows the location of a new 2 storey housing development (HPK/2003/0031) and a new 2 storey Community Hall (HPK/2003/0333) constructed within the Conservation Area and suggests constructing 2 storey structures within the Conservation Area is acceptable.

Torino is an anomaly along the frontage of St Mary's Road in that it is the only single storey dwelling, the rest being 2 storey terraced or detached properties.

The proposals presented preserve and have no significant adverse effect upon the character of the adjacent conservation area.

The design, siting, mass and scale of the proposals will not unduly harm the adjacent Conservation Area.

No heritage assets are affected by the proposals.

5.00 Access

The development will remain accessible via existing arrangements maintaining inclusive access and access for emergency vehicles. The parking provisions are unchanged and there is ample parking on site to serve the dwelling.

6.00 Environmental Analysis

Site stability, contamination and soil types

The property/land would not be designated as contaminated land.

Sunlight and Daylight

The development is not significantly over shaded by other buildings or trees.

Wind and micro climate

The site is partially screened from high winds although in common with most local sites is subject to turbulence as a result of the surrounding high ground.

Flood risk and drainage

The site has no flood risk.

Archaeological and historic features

No known archaeological features exist on site. No heritage assets are affected by the proposals.

Views into and out of the site

The site has the benefit of being adjacent to attractive open areas with views to the Peak District hills.

Ecological and wildlife

No bird or mammal habitat will be affected by the proposals.

Arboricultural

No trees will be harmed by the proposals.

7.00 Conclusions

In conclusion, the proposals, as detailed on the application drawings will provide much needed internal space for the applicants and their family.