

Design, Access and Heritage Statement

November 2022

Conversion of garage/store to provided ancillary accommodation at 44 Hadfield Road, Hadfield High Peak SK13 1NR

- **Applicant**
Jason Hart
- **Planning Authority**
High Peak Borough Council
- **Proposal**
Conversion of garage/store to provided ancillary accommodation
- **Location**
44 Hadfield Road, Hadfield High Peak SK13 1NR
- **Agent**
*Simon Jones BSc (Hons), MRICS
SJ Design Limited (Chartered Building Surveyors)
The Old Co-Op Building
Church Street
Hayfield
High Peak
SK22 2JE*

Contents

1.00	Background	3
2.00	The Proposal	4
3.00	Design	4
4.00	Heritage and Conservation.....	5
5.00	Access	5
6.00	Environmental Analysis.....	5
	Site stability, contamination and soil types.....	5
	Sunlight and Daylight	5
	Wind and micro climate.....	6
	Flood risk and drainage.....	6
	Archaeological and historic features.....	6
	Views into and out of the site	6
	Ecological and wildlife	6
	Arboricultural.....	6
7.00	Conclusions.....	6

1.00 Background

The site lies within the Built up Area Boundary adjacent, but not within, the Conservation Area.

The outbuilding, which is the subject of this application, is located to the northeast of #44 as shown on Figure 1, and currently provides ancillary garage and storage space for the property.

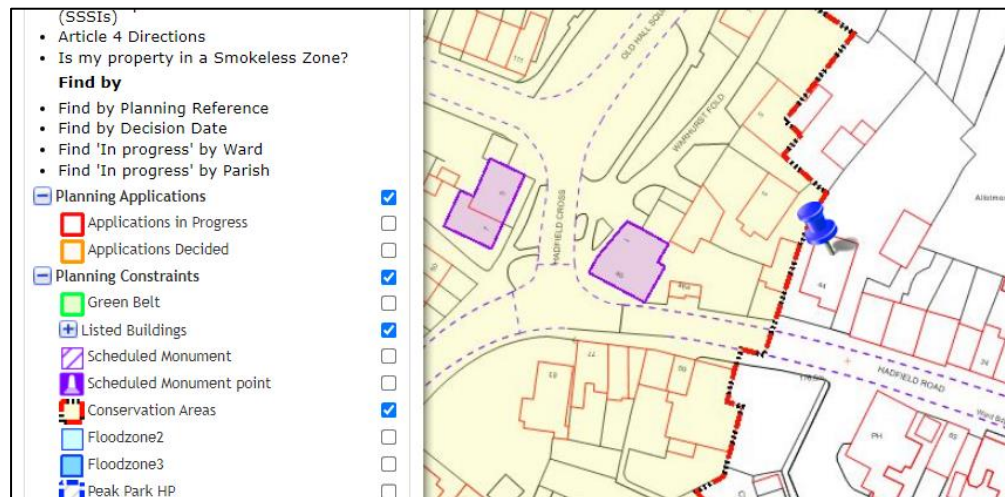


Figure 1: #44 in relation to the Conservation Area

Figures 2 to 4 below show the existing elevations of The Garage/Store



Figure 2: West Elevation



Figure 3: South Elevation



Figure 4: North Elevation

2.00 The Proposal

This application seeks consent to convert the garage/store into Ancillary accommodation.

3.00 Design

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

- The roof cover will remain as concrete tiles
- The walls will remain natural stone and any infill will be natural stone to match existing.
- 2Nr new windows to the west elevation and door to the south elevation will be PVCu

The design is sympathetic to and improves the building.

4.00 Heritage and Conservation

The site is adjacent but not within the 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.

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 ancillary accommodation for the applicants and their family.