

Proposed subdivision of flat 5A Market Street, Whaley Bridge, to form two flats

Heritage, Design & Access Statement

This statement accompanies a planning application to convert an existing, 2 bedroom, first floor flat, over shops, in the centre of Whaley Bridge into two 1 bedroom flats. The only external alterations proposed are the installation of two new 'conservation' type rooflights and the replacement of another, on the rear roof pitch (facing out of the Conservation Area).

Paragraph 189 of the NPPF requires an assessment to be proportionate to the potential impact of a proposal on the significance of the heritage asset concerned. Since there will be no visible change to the building fabric as viewed from the Conservation Area (taken to be the heritage asset in this case) then it is our proposition that there is no impact to be assessed. That said, the benefits of maximising the utilisation of space to create value and additional dwellings in a highly sustainable location and which helps maintain the buildings which comprise the Conservation Area should not be ignored. The overhaul and decoration of existing timber sash windows, repairs to gutters, selective repointing etc., all of which will accompany the execution of the proposed development, are beneficial in their own right.

From a design standpoint we have attempted to make best use of the unexploited volume contained within these town centre properties to create pleasant and practical flats. We have also made best use of the inherent characteristics, for example by using the original party walls to separate the units.

Access is, as now, via external and internal stairs which is simply a feature of this type of property and location. It is fortunate that access can be gained from the rear, separate from the shop entrances, and where there is existing parking provision.

We hope High Peak Borough Council will see the benefits to the area, in maintenance, sustainability and wider economic terms and support the proposals.