



**Into the Woods/ Pug and Pudding
3 Market St, Chapel-en-le-Frith,
High Peak SK23 0HH**

**Heritage Statement and
Design & Access Statement**

29.08.2023



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1.1 This document accompanies the planning application for 3 Market St, Chapel-en-le-Frith, High Peak SK23 0HH.	
1.2 This document is intended to help all stakeholders in the development by acting as a communication tool, utilised from the outset of the design process.	
1.3 The production of this statement has been informed and is compliant with the Commission for Architecture and the Built Environment's (CABE) Design and Access Statements: How to Write, Read and Use Them, the Department for Communities and Local Government (DCLG) Circular 01/2006 Guidance on Changes to the Development Control System and Section 8 of Town and Country Planning (Development Management Procedure Order) 2010.....	
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1 Introduction

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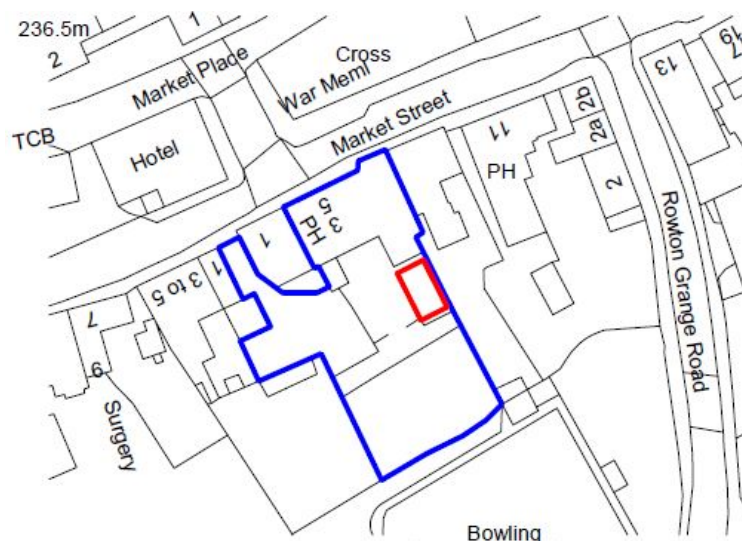
2 Location and Site Information

The site is located at 3 Market St, Chapel-en-le-Frith, High Peak SK23 0HH.

Chapel-en-le-Frith is a town and civil parish in the Borough of High Peak in Derbyshire, England.

It has been dubbed the "Capital of the Peak", in reference to the Peak District, historically the highland areas between the Saxon lands (below the River Trent) and the Vikings lands (which came as far south as Dore, Sheffield).

The town was established by the Normans in the 12th century, originally as a hunting lodge within the Forest of High Peak. This led to the Anglo-Norman -derived name *Chapel-en-le-Frith* ("chapel in the forest")





3 Design

3.1 In response to the planning and site considerations as set out above, this section will address the following:

Use

The premises trades as a Public House to the ground floor. The first floor is utilised in a residential capacity. The proposal maintains these uses with the addition of a garden room structure to the rear beer garden.

Amount

The scheme proposes to erect a freestanding cedar clad "garden room" structure to the land to the rear of the existing building. The footprint of the structure is 4.9m x 8.8m with an overall finished height of 2.66m

As the structure is situated to the rear of the site it has no impact on the visual amenity of the street scene from the Market place or Market Street.

Layout

The scheme proposes to erect a freestanding cedar clad "garden room" structure, to the land to the rear of the existing building, to act as additional covered customer space serviced by the catering kitchen within the main building. The Garden room structure should be considered as a temporary rather than permanent structure and will be fitted with a unisex accessible WC facility and servery counter from which customers can purchase Tea, Coffee and Cakes. The remainder of the internal space will be laid out with loose tables and chairs for customers although it is considered that customers will primarily sit within the existing beer garden space to enjoy the beautiful views of the surrounding area.

Scale and massing

The proposed freestanding cedar clad "garden room" structure has a footprint of 4.9m x 8.8m with an overall finished height of 2.66m. its total volume is therefore 114.6 m³

Given its position to the rear of the site and the scale and massing of the existing surrounding buildings it is not felt that the proposed structure will have any detrimental effect to the scale and massing of the site as a whole. It should also be considered that, due to the nature of Garden room structures, this proposal is of a temporary nature and would have no long-term effect on the surrounding area.

Landscaping

There is no landscaping proposal accompanying this application.



Appearance

The proposed garden room structure is to be Cedar Clad and finished with a single ply flat roof with membrane finish. Windows and doors are UPVC double glazed in an anthracite finish. It is felt that the use of cedar cladding will allow the structure to age naturally and better blend in with its surroundings.

Access

The site is located on Market Street in Chapel-en-le-frith. The existing main entrance of the building (into the woods) is accessed from street level on Market Street into the public house with the new garden structure then accessed via a series of steps from the rear of the building down into the beer garden. Alternative access to the garden room structure can be achieved via the existing carpark entrance.

Heritage

As noted previously, the site sits within the market town and civil parish of Chapel-en-le-Frith. Parts of the parish lie within the Peak District National Park, although the town itself lies outside of the park borders. The site sits within the Chapel-en-le-Frith Conservation Area.

The public house sits opposite the market square. There are stocks possibly dating back to the Cromwellian period, a preaching cross, horse trough erected to commemorate Queen Victoria's Diamond Jubilee and a war memorial. The appearance of the site suggesting the original building could have been shops which were later developed into a pub. The building itself is not listed.

As the proposed garden room is situated on existing land to the rear of the site it is not felt that the structure will have any negative affect on the heritage of the surrounding area. It was decided that a more modern looking structure is more suitable for this development in order to maintain a direct visual comparison between the existing building and the new structure rather than attempt to create a pastiche of the area's existing heritage.

Conclusion

Due to the structure's location at the rear of the site it is felt that the proposal is sympathetic to the existing building and its surroundings and will have no negative affect on the heritage of the surrounding area.

The proposal will ensure the continued life of the pub as a sustainable business, especially following the recent damage to the hospitality industry due to the pandemic and cost of living crisis and will offer enhanced employment opportunities for the local area.