

28 September 2023

My Ref: 1101/09/2023

Design and Access Statement Inc Heritage

Roebuck

Introduction

This document has been prepared in support of an application for fencing, bunding and other works to rationalise parking etc., at Roebuck Place, Chapel en le Frith.

The former foundry site is an established employment site with access from Miry Meadow in the north-west and limited access from Market Place via Roebuck Place in the south-east.

The wider site is overgrown wild-scape, parts of which may be contaminated (historic) and may have been subject to fly tipping (recent).

Proposal

The proposal is to stabilise the retaining bank to the north of the current hardstanding, improve the access way from the north, contain and organise the parking and other open uses adjacent the former garage/engineering works, provide overspill parking and rationalise the operational characteristics of the site to use the space more efficiently.

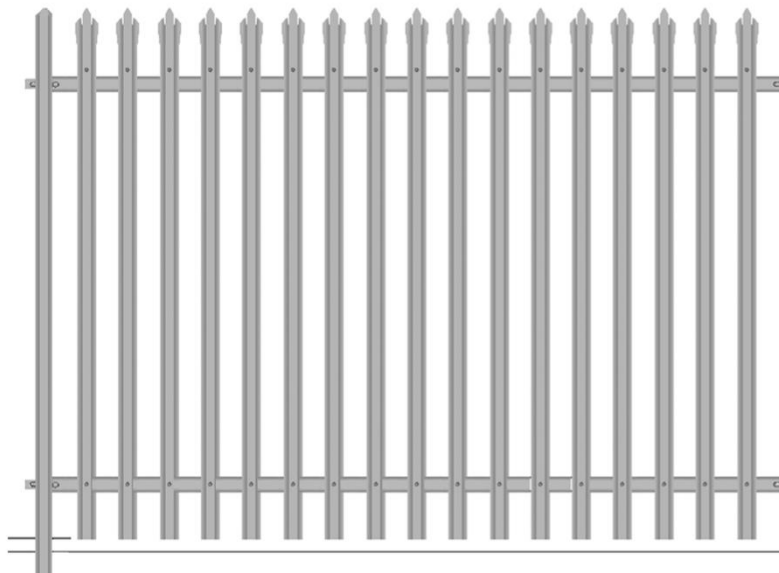
Please see plan 1101.P.102.

Policy

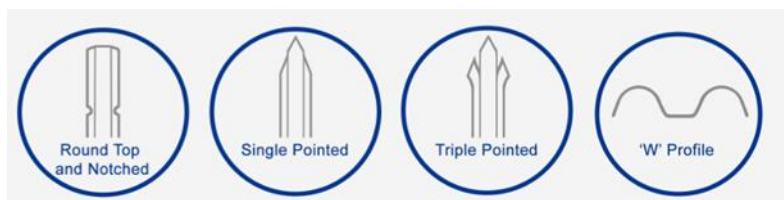
It is understood that part of the wider site is shown in the 'Made' Neighbourhood Plan as a notional extension of the Miry Meadow car park; this proposal would be broadly in conformity with that intent and is therefore considered to accord with the Development Plan.

Materials

The fence/gates will be metal, 2.4m tall, coloured dark green.



Pales to be triple pointed unless otherwise agreed.



Surfacing will be sealed for a distance of 5 m at the access point to the north, with a seam drain across the aperture. The remainder of surfacing will be haunched rolled local gritstone to match existing.

It is intended to place a bollard at the southern extremity of the public footpath on the east side to prevent access by vehicles, to deter fly tipping etc. The footpath will be cleared and made more amenable terms of surfacing to encourage access from the car park to the Market Place.

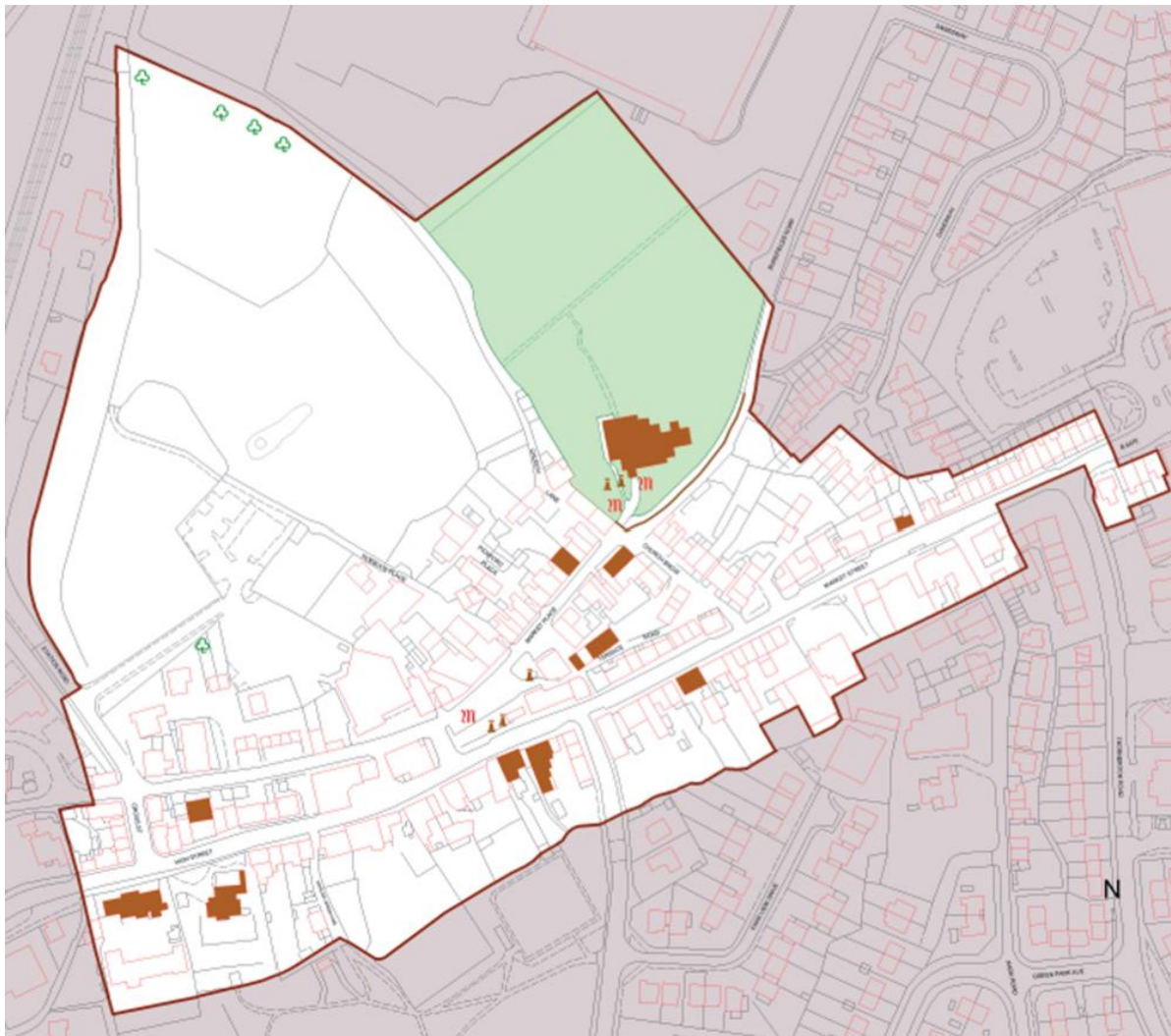
Landscaping

The landscaping of the stabilised banking and bunding to the north side of the parking area and engineering/garage building will comprise native species trips and trees planted for wildlife and to assist in the stabilisation of the surface of the bank.

Heritage

The site is within the conservation area for Chapel en le Frith.

The conservation area assessment dated 2008 describes Roebuck Place as a '*...burgage plot. This is a small yard with two stone built terraced properties and engineering works.*' The assessment goes on to say that '*... Roebuck Place is a historic unmade track*'.



Conservation Area (HPBC 2008).

The character of the site is currently overgrown and impenetrable to most passers-by. It has been in industrial and semi-industrial use since its inception in the 1800s or before. The proposed rationalisation of the site for efficiency purposes will preserve this character (i.e. do no harm to significance) and at the same time improve both visual and physical access to the site therefore better revealing the significance of the place. This represents an enhancement.

Trees

Please see the attached tree survey carried out by LandArb Ltd. This clearly identifies that none of the affected trees are suitable for retention. Trees removed will be replaced with new appropriate planting in the newly stabilised bank and bunding.

Conclusion

The development proposed will be broadly in accordance with the Development Plan, will do no harm to significance of any heritage asset and will both preserve the character and enhance the appearance of the conservation area.