



PLANS + DESIGN
Architectural Drawing



Design & Access Statement

**Land to Rear of Deacons Bank 9 Market Street, Chapel en
le Frith, High Peak, SK23 0HL**

**Enlarge the Planning Unit of the Existing Restaurant set
within a Listed Building to Include Land to the Rear
Landscaping Works Including Steps, Raised Decking, Patio
& Detached Storeroom**



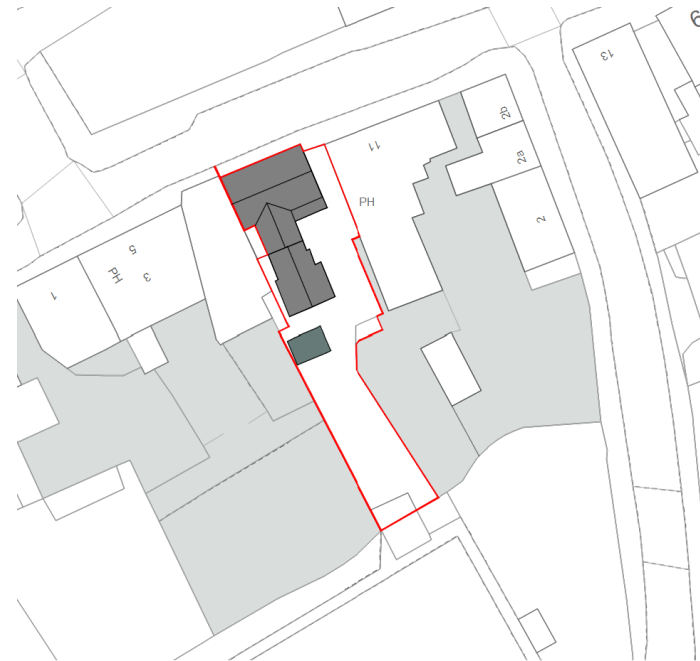
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The Site

The redundant Royal Bank of Scotland Grade II Listed building, located opposite the historic marketplace in the heart of town of Chapel-en-le-Frith, has recently been converted into a restaurant under Listed Building Consent HPK/2021/0270. The new owner has invested considerable money renovating and historically preserving this prominently located building which has made a positive impact on the wider setting of the town centre.

The land to the rear of the restaurant has recently been purchased from the adjoining commercial building under a separate title to the Listed Building. The additional land is not part of the historic curtilage of the main building yet still has commercial use. Under the GPDO 2015 planning permission is not required for a change of use of land with the same E class.

The site is flanked on both sides by commercial buildings with external public house seating for drinking and dining, either side of the land to the rear. (Shown shaded)



The Proposal

The restaurant has made a successful start to trading and has received impressive reviews from locals and visitors alike.

Due to the limitations of the Grade II Listing, there is very little space to provide adequate storage. This is currently hindering the expansion of business proposals to ensure the viability and long-term success of the restaurant.

A small, detached storage room is proposed to facilitate and support the running of the restaurant. It is located, tucked into the corner of the site, and set away from the main historic building. This reduces its impact on the visual quality and openness of the site, whilst limiting its effect on the historic building.

Materials have been chosen to harmonise with the existing building whilst ensuring that the work does not have a detrimental impact its surroundings. The storeroom will be of timber frame construction built off a raised deck, minimising foundations, and floor slab requirements to ensure there is no irreversible impact on the site.

The newly purchased land dropped away from the rear of the building making it unsuitable for use. Landscaping works provide various levels to provide opportunities for outdoor seating areas and stepped access to the bottom of the site. Two decked areas have been provided along with a raised stone terrace. Furthermore, the land has been developed to include a kitchen garden to support the restaurant and enhance visitor's experience.

The outdoor seating areas would meet the restaurants need for additional covers whilst renovating and enhancing a dilapidated area and improving the areas character.

Access

The land to the rear of Deacons Bank can be accessed through the restaurant of by the passage to the side of the building. The site is then split over various levels accessed from new stone flagged steps.

Policy Context

The proposal is sympathetic to local character and surrounding buildings, having no additional impact upon neighbouring amenity.

In terms of scale, height, appearance and materials the development will contribute positively to the area's character and create a subservient and harmonizing relationship to adjacent buildings without causing unacceptable effects on character and amenity by reason of visual intrusion, overlooking and overbearing.

In summary

The proposal has been sensitively and carefully designed to improve the appearance of the site whilst providing the restaurant with storage and additional seating. It achieves a high standard of design which contributes positively to the character of the host building and the area.