



OLDFIELD DESIGN

PLANNING AND ARCHITECTURAL CONSULTANTS

Our Ref: 2262d
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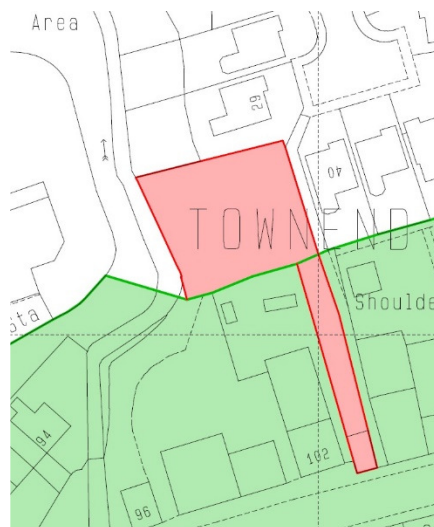
High Peak Borough Council
Development Control
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**Proposed Erection of 2no. Dwellings on Land to Rear of 102 Market Street, Chapel-en-le-Frith
For Mr P Bywater**

HERITAGE IMPACT ASSESSMENT STATEMENT

Existing Property

The application site is located to the rear of 102 Market Street, within the High Peak town of Chapel-en-le-Frith. The 'Chapel-en-le-Frith – Town End' Conservation Area lies to the south and east of the application site, with the Conservation Area boundary running along the southern boundary of the application. The access track, which serves the site and will serve the proposed dwellings, and forms part of the application site, lies within the Conservation Area boundary. The image below shows the application site in red and the Conservation Area in green, and shows that the main portion of the site, including the proposed dwellings, sit outside the Conservation Area boundary.



Proposed Development

The Proposal

The proposal is for the erection of 2no. link-detached dwellings on a plot of dis-used land to the rear of 'Bywaters' shop on Market Street, Chapel-en-le-Frith.

Significance of the area that will be affected

As stated above, the main portion of the application site is outside the boundary of the Conservation Area. Furthermore, the site, and the proposed dwellings, will not be visible from Market Street, as it is screened from view by existing buildings which line Market Street to the south of the site.

The access to the site is within the Conservation Area, and as the access is taken off Market Street, the entrance to this forms part of the street-scene within the Conservation Area. This presence in the street-scene makes the access the most important part of the application in terms of its impact upon the Conservation Area.

The access is directly off Market Street, lying between 'Bywaters' shop and 'The Shoulder of Mutton' public house, and running beside a public footpath which connects Market Street with South Head Drive to the north. From the back of the footpath, the access is finished with stone chippings, behind a dual row of stone setts and up to a timber gate set 6.5metres back from the footpath. As the site is vacant and hasn't been used for many years, the access has become partially overgrown with grass and weeds. The site itself, beyond the gate, is significantly over-grown.

Impact of the development on the Conservation Area

As stated above, the majority of the site, including the position of the two proposed dwellings, is outside the Conservation Area boundary. Furthermore, the proposed dwellings will be visible from very few locations outside of the site, with the only public view from within the Conservation Area being a short section of Market Street, via the access to this site.

The dwellings will also be visible from a small portion of South Head Drive to the north, but this is outside the Conservation Area. The public footpath which passes along the eastern boundary of the site, is separated from it by a tall, existing timber fence which will be retained in-situ. This prevents the site being visible from this footpath.

Existing buildings to the south and south-east of the application site, together with trees to the south-west, prevent the proposed dwelling being visible from within the Conservation Area. The impact of the proposal upon the Conservation Area will therefore be minimal.

The principle of erecting two dwellings on this site was found acceptable in both the 2015 and the 2022 so it has already been established that building two dwellings on this site will not cause unacceptable impact upon the Conservation Area.

Developing the site will provide it with a new use and therefore will remove its current neglected and overgrown appearance, including that of the access onto Market Street. The new use will also safeguard the long-term maintenance of the site, and therefore ensure the improved appearance is maintained. There are no physical alterations proposed to the access, but the grass and weeds outside the gate, and the untidy vegetation within the site will be permanently removed and will result in an enhancement of the appearance of the access within the street-scene.