

ALTERATION TO WINDOW AT FORMER HIGH PEAK DENTAL CARE ECCLES ROAD CHAPEL-EN-LE-FRITH

Heritage Statement

Location

The site comprises a two-storey building on the south side of Eccles Road. The property is currently being converted to residential use in accordance with approval under application ref. DET/2022/0015.

The proposal

In securing Permission under the building regulations, there was a requirement to alter the design of the former ground floor display window to introduce an escape window. Consultation with the Planning Department indicated that this was not regarded as a material alteration. However, now the change has been implemented, the Planning Authority has requested that the alteration be regularised by the submission of a planning application.

Heritage Impact

Neither the subject buildings or the neighbouring buildings are listed as being of architectural or historic interest. The property lies within a Conservation Area, which represents a heritage asset.

The building in question is of brick building of traditional but unremarkable design, and dating from the mid 20th century. It has no particular architectural features which distinguish it as making an important contribution to the character of the Conservation Area.

This is not a primary shopping area, so the slight alteration to the frontage, will not represent a significant change in the character of the street or its surroundings.

No other external alterations are proposed, and it is submitted that the proposal will not have a harmful impact on the character of the Conservation Area.

Roger Yarwood DipTP, MRTPI

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