

**Bukharraa Restaurant outbuilding
76 Market Street
New Mills
High Peak
SK22 4AA**

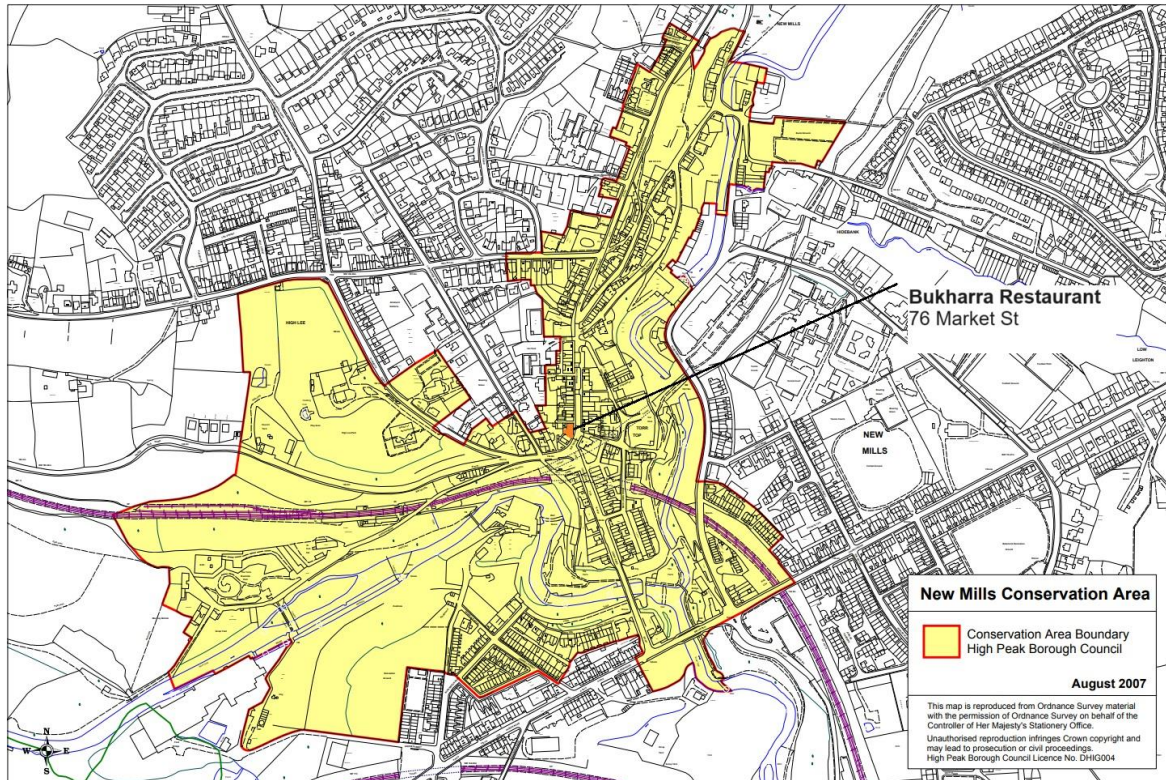


Heritage Statement

July 2024

Introduction

76 Market Street sits within the New Mills Conservation Area, close to the junction of Market Street with Union Road and Hague Bar Road.



The Conservation Area character appraisal describes the buildings along the three principal shopping streets of New Mills of which Market Street is one.

"The three principal shopping streets are lined with mainly two and three-storey narrow shop units, many with good examples of Victorian shop windows, pubs and a few offices and banks. In the main the traditional small shop units have survived, varying in width from 4-5 metres, even where their shop-windows and fascias have been changed. Buildings are generally low, making the prominence of the roofs and chimney stacks important to the character of the conservation area."

The change from Union Road or Hague Bar Road into Market Street is emphasised by the narrowing of the street width and the curve of the frontage on the North Side. The misalignment of all three streets helps to define Market Street and Union Road as separate spaces. Union Road climbs gradually to this junction where the street flattens out into Market Street.

The quality of Market Street as the 'central place' of New Mills derives from a number of factors. It is on the flat whereas approaches to it are either up or

down hill. It has almost continuous shopping frontages and a relatively narrow street, its northern end closed by the rising, curving frontage leading up to Spring Bank Road and its southern end partially closed by The Peaks public house.”

Refurbishment of 76 Market Street

The building, which has a history as a restaurant, had been vacant for a period of time and was showing signs of neglect with some of its windows being boarded up and signage becoming tired.

The new owners, a local established Indian restaurant business, took over the building early in the year. They have refurbished the interior and provided new signage to the exterior to bring life back to the building and to Market Street. The restaurant has now been open for a couple of months and is a popular establishment with its offer of tasty Indian cuisine.

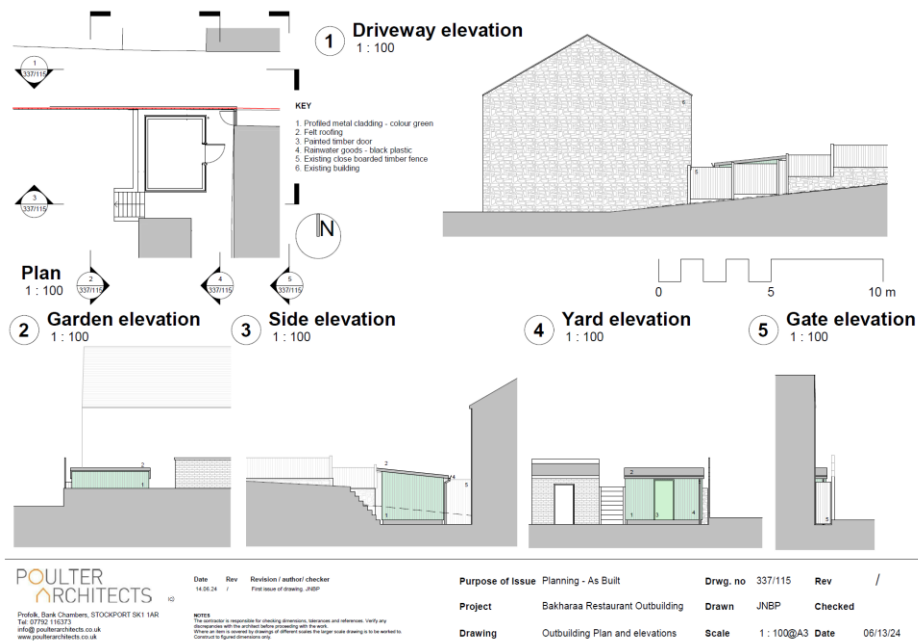
New Outbuilding.

As part of their refurbishment works the owners have demolished an existing masonry outbuilding to the rear of the main building and constructed a new timber framed and metal clad outbuilding. This outbuilding is primarily used for the storage of foodstuffs.

The new out building was brought to the attention of High Peak as a possible breach of planning and the enforcement team have investigated. As a result the applicant was advised to reduce the height of the outbuilding and to apply for planning approval retrospectively.

This is due to the fact that the building falls outside Permitted Development rights as it sits within New Mills Conservation Area and extends to the side of the existing building.

The drawings and information submitted as part of this application show the outbuilding as built. These show that the outbuilding is now largely screened from view from Market Street by the existing timber boarded boundary fence. The dark colour of the roof and cladding make the building visually recessive, disappearing into the background.



Plans and Elevation of the outbuilding.



View from Market Street looking up private drive. The roof of outbuilding can just be seen behind the existing timber fence and gate.

Conclusions.

From a Heritage perspective, the value of 76 Market Street to the Conservation Area, comes primarily from the shop frontage to Market Street.

The outbuilding has very little visual impact on this frontage, primarily as it is screened from view behind the existing rear garden fence. It is therefore our view that there is little or no impact on the Conservation Area and that no useful purpose would arise from the refusal of this retrospective application and so we respectfully request that planning approval be granted.

STATEMENT OF SIGNIFICANCE & IMPACT: ASSESSMENT TABLE

Proposed Works (item by item):	Significance of the historic fabric/area that will be affected:	The impact of the proposed work(s) on the historic fabric/area:
Construction of new outbuilding at the rear 76 Market Street	The building is within the New Mills Conservation Area. The Conservation Area Character Appraisal identifies the Market Street frontage as the primary heritage asset.	Minimal. The new outbuilding is screened from view from Market Street, hidden behind the existing rear garden fence.