



29 Market Street, Whaley Bridge SK23 7AA

Conversion to One Flat and One Office Space

SUPPORTING STATEMENT

1929.Db.02

September 2024

Site Description and context

Number 29 Market Street, Whaley Bridge is a mixed use property that lies within the Whaley Bridge Conservation Area. The property is not listed and consists of a restaurant and a one bedroom flat.

The restaurant is located at ground floor level, fronting Market Street, with a small first floor section and the Kitchen is located at the lower ground floor.

The existing one bedroom flat is located at the first floor level of the main building and is accessed via a metal staircase to the rear of the property.

The property is situated in Area 2 of The Whaley Bridge Conservation. This sub-area is characterised by linear development along Market Street and Buxton Road, and consists of high density, mixed use properties. This is a town centre location and has commercial shops, public houses, restaurants and some residential cottages. The buildings are predominantly 19th century, stone properties with slate roofs.



Front of property facing Market Street

Along Market Street, there are examples of traditional Victorian shop fronts and Number 29 retains some of these features, including the joinery work around the front door and shop window, fronting onto Market Street.

The rear of the property is part pebble dashed, part rendered and part exposed concrete block. It does not benefit from any of the traditional features seen on the front of the building. An original, timber framed bay has been replaced with rendered, concrete block bay extension.



Rear of building showing bay window extension



Rear of building showing fire escape and access to first floor flat

Proposals

The proposal is to convert the existing restaurant and Kitchen (Use Class E(b)) into a one bedroom flat (Use Class C3) and an office space (Use Class E (c)).

The Flat will be situated at ground and first floor levels, and will be accessed via the existing rear, metal staircase, which serves an existing flat at first floor level. The living space and Kitchen will be located in the first floor, timber framed element, that forms the bridge over the access to the rear of the building. The Bedroom and Bathroom will be at ground floor level, at the rear of the building, looking out onto the rear yard area.

The office space will be situated at the ground and basement levels, and will be accessed via the existing shop front, facing onto Market Street.

Planning Permission was recently granted for the addition of two new windows, to the side and rear of the building, which will ensure sufficient natural light to the habitable rooms of the proposed flat and office space.

As the flat and office space are in a town centre location, there is no requirement for off street parking provision and the proposed development will not attract more traffic than the current use, as a restaurant.

The proposed flat will share a party wall with an existing flat and a party floor with the proposed office space. No issues with sound, from the adjacent, existing flat is anticipated and sound separation will be provided between the new flat and the new office space. The change of use, from a restaurant to an office space, will reduce the sound impact on the existing flat.

Conclusion

The proposals will not affect the Conservation Area as the proposed office space will retain the commercial façade, onto Market Street and the entrance to the new flat will be accessed via an existing staircase, to the rear of the building.

The conversion will provide a viable future use for the building, which will contribute, positively, to the town centre and remove an empty building from Market Street.

HIGH PEAK ARCHITECTS LTD

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