



# OLDFIELD DESIGN

PLANNING AND ARCHITECTURAL CONSULTANTS

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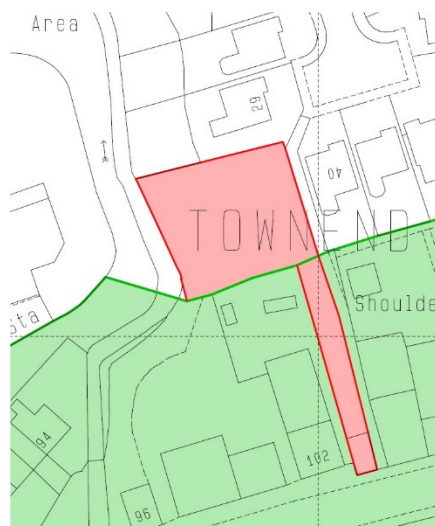
High Peak Borough Council  
Development Control  
P.O. Box 136  
Buxton  
SK17 1AQ

**Proposed Erection of 2no. Custom-Build Dwellings on Land to Rear of 102 Market Street, Chapel-en-le-Frith For Mr Bywater & Mr Williamson**

## 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 site. The access track, which serves the site and will serve the proposed dwellings, forms part of the application site and lies within the Conservation Area boundary. The main part of the site however, including the land on which the dwellings will be built, is outside the Conservation Area boundary. The image below shows the application site in red and the Conservation Area in green.



### 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 at 102 Market Street, Chapel-en-le-Frith.

## **Significance of the area that will be affected**

As described above, the main portion of the application site is outside the boundary of the Conservation Area, although clearly as it borders the Conservation Area and development on the site will affect the setting of the Conservation Area. The site, which sits behind existing properties on Market Street, is well screened from public view, including from within the Conservation Area, with vantage points limited to the car park for the Shoulder of Mutton, from Market Street, via the site access track, and from two further car parks behind shops on Market Street. A public footpath runs adjacent to the eastern boundary of the site, but a 1.8m high timber fence runs along this boundary and therefore all views into the site from the east and south-east are restricted by this fence.

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 significant 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 pavement on Market Street, 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 over grown 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 only a few public viewpoints, offering restricted views of the site.

The dwellings will also be visible from the end of South Head Drive to the north, between house no.s 29 and 40, 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 existing site being visible from this footpath, although once built, the top of the dwelling may be visible over the fence.

Existing buildings to the south and south-east of the application site, together with trees to the south-west, will provide significant screening of the proposed dwellings being visible from within the Conservation Area. The visual 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 in principle, subject to an appropriate design.

A contemporary approach to the design of the buildings was proposed in the previous application, with the dwellings have flat roofs and large areas of metal cladding to the walls. The feedback during that application from the planning authority was that such an approach was problematic and was harmful to the Conservation Area and its setting.

This re-submission therefore features two dwellings with a more traditional design and form, with dual-pitched roofs covered with natural slate, sitting on coursed gritstone walls with sawn faced gritstone string courses demarking the floor levels, all closely mirroring the design and form of dwellings on the opposite side of Market Street, within the Conservation Area. The windows are simple casement windows with minimal aluminium frames finished in a dark, recessive colour to compliment the natural stone of the walls. This approach is considered to have minimal impact on the Conservation Area, due to the dwellings being visually similar to the predominant building style within the Conservation Area.

The western elevation will retain some of the design features proposed in the previous application, with larger areas of glazing being proposed, and some areas of aluminium cladding used on the walls, giving a more contemporary approach to this elevation. This elevation faces onto the rear of the large, modern supermarket building which offers very little in terms of aesthetic quality, and itself has a significant visual impact on the setting of the Conservation Area. Views of the western elevation are very limited and are impeded by significant tree cover to the west and south-west. Due to the backdrop of the Morrisons supermarket building, and the fact that it is largely hidden from view by existing buildings and trees, it is considered that a slightly more contemporary approach to the detailing of the western elevation can be achieved without any impact on the Conservation Area or its setting.

The access track, which passes 102 Market Street to the east and provides access to the site off Market Street. This access track is within the Conservation Area, and the access onto Market Street forms part of the street scene. The access is not visually prominent, featuring a timber 5-bar gate set back from the street, and being finished with stone setts and loose gravel. A gritstone wall forms the western edge of the access, creating a pedestrian access to a side door on the neighbouring 102 Market Street.

As part of the development, the timber gate will be removed, leaving the access to the site open, and the existing strip of gritstone setts will be extended into the access to extend to around five metres. The existing wall is formed at two levels, with the highest being adjacent to the pavement on Market Street. This will be lowered, both to achieve a wall with uniform height along its length, and to improve visibility of pedestrians for drivers leaving the site. The existing access is not visually prominent, and the changes proposed are of a minor nature, and so it is not considered that these will be harmful to the appearance of street scene in 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 this improved appearance is maintained. The grass and weeds outside the gate, and the untidy vegetation within the site will be permanently removed and this will result in an enhancement of the appearance of the access within the street-scene.