

Design, Access and Heritage Statement

27 High Street, Chapel-en-le-Frith

Proposal

The proposal is for the conversion of the existing detached garage to provide ancillary accommodation for a dependent relative. The accommodation will comprise a single-storey bedroom, small lounge, kitchen/dining area and bathroom, all contained within the existing building.

The accommodation will remain ancillary to the main dwelling and will not form a separate self-contained dwelling. Access will be solely through the main house, with no independent access from the adjoining lane.

Design

The proposal has been designed to minimise external alterations and retain the existing character of the building. The existing roof, structural form and footprint will remain unchanged.

The principal external alterations comprise blocking up the existing garage door opening using natural stone to match the existing walling and the installation of a single modest window to serve the bedroom.

Existing boundary walls and mature planting will be retained without alteration, preserving the established appearance of the site. The adjoining public footpath will remain unaffected by the proposal.

The existing parking space in front of the garage will be retained for the use of the occupants of the dwelling.

Access

There will be no change to the existing access arrangements. The converted accommodation will be accessed internally from the main house only, ensuring it remains ancillary to the host dwelling. No separate pedestrian or vehicular access will be created from the adjoining lane.

The proposal provides accessible single-storey accommodation to meet the needs of a dependent relative while making efficient use of an existing building.

Heritage

Part of the main dwelling at 27 High Street lies within the Chapel-en-le-Frith Conservation Area. However, the existing garage and its associated garden are located outside the Conservation Area boundary.

As the proposed works are confined entirely to the existing garage outside the designated Conservation Area, the proposal will not affect the character or appearance of the Chapel-en-



Residential Architecture Design and Planning

Le-Frith Conservation Area. External alterations are minimal, sympathetic in design and use materials that match the existing building, ensuring the development integrates with its surroundings.

Overall, the proposal preserves the setting of the property and has no adverse impact on the significance, character or appearance of the Conservation Area.