



Residential Architecture Design and Planning

Design, Access and Heritage Statement

Conversion of Existing 6-Bedroom House in Multiple Occupation (HMO) to a 7-Bedroom House in Multiple Occupation (HMO) at Clifton House, 143 Market Street, Chapel-en-le-Frith.

1. Introduction

This Design, Access and Heritage Statement has been prepared in support of a planning application for the conversion of an existing six-bedroom House in Multiple Occupation (HMO) to a seven-bedroom HMO at Clifton House, 143 Market Street, Chapel-en-le-Frith.

The proposal comprises minor internal alterations to facilitate a more efficient use of the existing accommodation. No external alterations are proposed.

The property is situated within the Town End Conservation Area. Consequently, the proposal has been designed to preserve the character and appearance of the conservation area whilst providing improved residential accommodation within an established HMO.

2. Site Context

Clifton House occupies a prominent position on Market Street within the centre of Chapel-en-le-Frith. The property lies within the designated Town End Conservation Area, which is characterised by its historic buildings, traditional street pattern and strong architectural character.

The site benefits from a highly sustainable location within the town centre, providing convenient access to shops, employment opportunities, healthcare, education and public transport. The continued residential use of the building makes efficient use of an existing property in a location where future occupants can access day-to-day services without reliance on private vehicles.

3. Existing Property

The property is currently operated as a six-bedroom House in Multiple Occupation.

The applicant has invested in improving the quality and standard of the accommodation to provide a high standard of residential living for occupants. As is common with buildings that have evolved over many years, the internal layout has been altered over time to respond to changing residential needs.

These previous alterations have included the introduction of modern stud partition walls and internal doorways that do not form part of the original building fabric.

4. Proposed Development

Planning permission is sought to increase the accommodation from six bedrooms to seven bedrooms through a modest internal reconfiguration.

The proposed works include:

- Removal of modern stud partition walls at the rear of the second floor.
- Reconfiguration of the internal layout to create one additional bedroom.
- Retention of all existing external elevations.

No extensions are proposed, and there will be no alterations to the roof, structure or architectural detailing.

The proposal makes more efficient use of the existing internal floor space whilst retaining the established residential use of the building.

5. Design

The proposal has been developed with a clear objective of improving the internal layout whilst preserving the external appearance of the property.

The alterations are confined to modern internal stud partitions that have been introduced through previous changes to the building. Their removal allows a more practical internal arrangement without affecting the overall character of the building. Each bedroom now benefits from private ensuite bathroom facilities. The building continues to contribute positively to the surrounding streetscape.

6. Residential Amenity

The proposal will provide an improved standard of accommodation through a more efficient internal layout. All proposed bedrooms comply with nationally recognised minimum space standards applicable to Houses in Multiple Occupation, ensuring suitable levels of internal floor area and residential amenity for future occupants.

The proposal represents a great improvement to the quality of accommodation and the living conditions for residents.

7. Heritage Assessment

The application site lies within the Town End Conservation Area. The proposal consists of internal alterations involving the removal of modern stud partitions and a modern doorway that have been introduced as part of previous alterations to the building. These elements are not considered to contribute to the historic character of the property.

Residential Architecture Design and Planning

The proposal does not affect the structural form of the building and there are no proposed extensions. The appearance of the building from Market Street and surrounding public viewpoints will remain unchanged.

Consequently, the proposal will have no impact upon:

- the character or appearance of the Town End Conservation Area;
- the established historic streetscape;
- important public views;
- architectural detailing; or
- the wider setting of surrounding heritage assets.

The proposal therefore preserves the character and appearance of the conservation area in accordance with national and local planning policy.

8. Access

Existing pedestrian access to the property will remain unchanged from Market Street.

The proposal involves no alterations to access arrangements, parking provision or the external circulation of the site.

Internal circulation will be improved through the revised layout without affecting accessibility to the building.

9. Conclusion

This application seeks permission to convert an existing six-bedroom House in Multiple Occupation into a seven-bedroom HMO through a modest internal reconfiguration.

The proposal is confined to the removal of modern stud partitions and an associated doorway on the second floor, allowing a more efficient internal layout. The applicant has invested in improving the standard of accommodation, and all proposed bedrooms comply with nationally recognised minimum space standards. All bedrooms now have private ensuite bathrooms.

No historic structure will be affected and the appearance of the building will remain unchanged. Consequently, the proposal will preserve the character and appearance of the Town End Conservation Area and will have no adverse impact on the wider historic environment.

Located within the centre of Chapel-en-le-Frith, the property occupies a highly sustainable location with excellent access to local services, facilities and public



Residential Architecture Design and Planning

transport. The proposal represents an efficient use of an existing residential building, providing greatly improved accommodation while supporting the vitality of the town centre.

For these reasons, the proposal is considered to accord with the objectives of the National Planning Policy Framework, the statutory duty to preserve or enhance the character and appearance of the conservation area, and the relevant policies of the Development Plan. Planning permission is therefore respectfully requested.