

Design and Access Statement Chipping Farm Shop

To erect (partial retrospective) 2 x gazebos to front (roadside) of Chipping Farm Shop – timber frames, covered roof and Perspex windows.



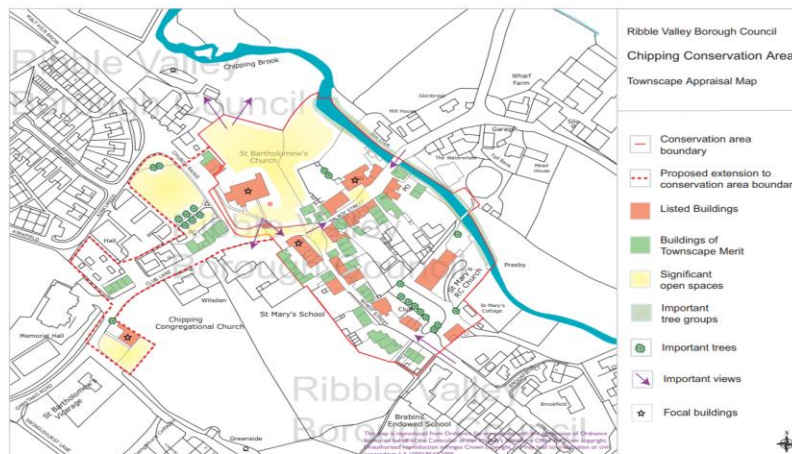
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Background

Chipping Farm Shop is a local amenity store sited within the Chipping Conservation Area, which is a mainly residential area. The shop provides a valuable contribution to the local community and surrounding areas.

Class use: E(b) – sale of food and drink for consumption (mostly) on the premises

Chipping Conservation Area was extended on 3rd April 2007, to incorporate the Chipping Congregational Church, meaning that the conservation area runs directly in front of Chipping Farm Shop.



Guidance

Chipping Conservation Area Management Guidance

All development, but particularly in the Chipping Conservation Area, must respond to its immediate environment, its “context”, in terms of scale, density, form, materials and detailing.

Key design principles: All new development should seek to:

- Achieve continuity in street frontage building lines set on the back edge of the pavement;

- Maintain the historic pattern of development by respecting the historic grain associated with historic plots and the historic morphology of development in the immediate area;
- Complement the human scale, height and massing of historic development in the immediate streetscape and the wider conservation area;
- Reflect the proportion of solid to void found in the elevations of traditional buildings and employ robust detailing, avoiding fussy or gimmicky use of applied features or detailing;
- Respect the historic hierarchy of development and detailing between principal and secondary street frontages and within plots between frontage and rear elevations;
- Conceal any parking or servicing areas behind built frontages of appropriate scale;
- Reinforce local identity by the use of the traditional materials used in the conservation area; • Re-use traditional buildings which contribute to townscape quality.

The Proposal

The proposal is to erect 2 x timber frame gazebos to the front (roadside) of Chipping Farm Shop. The gazebos will include Perspex windows to the roadside and the end furthest from the car park area. The gazebos are to provide a covered seating area for the consumption of food and drink by the shop's customers.

The Farm Shop provides a community hub and is an important social amenity in a small village. The eating area within the gazebos further enhances the shop's usefulness to the community, providing a valuable meeting place for locals and visitors alike. Chipping attracts many visitors and is a popular village with walkers, particularly in the summer months.

The application is partially retrospective, as the gazebos were originally installed at Chipping Farm Shop during the Covid 19 pandemic, to provide a covered area at a time when patrons were prohibited from entering the premises. The gazebo area has been utilised since that time to provide a covered seating area for the consumption of food and drink, in connection with the class use of the building, which is retail sales. The proposal now includes the addition of Perspex windows to the roadside elevations and end furthest from the car park, to provide further protection from the elements.

The gazebos themselves are constructed in materials/colouring sympathetic and complementary to the farm shop building, and unobtrusive to the wider general area, being natural wood and buff in colour, so as to remain sensitive and in keeping.



The gazebos are not intrusive in the Area of Outstanding Natural Beauty and are in keeping with the farm shop building and the area generally.

Change in the historic environment is inevitable, caused by natural processes, the wear and tear of use, and people's responses to social, economic and technological change.

Conclusion

The proposal can only be viewed as a positive addition to a building which has an intrinsic role to play in the community, providing sheltered seating for the customers to the farm shop, who are largely from the local community.

The proposed gazebos do not materially or aesthetically detract from the building or the wider Area of Outstanding Natural Beauty, of which Chipping forms part.