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Design and Access Statement

The Kinder Lodge - Hayfield



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October 2010



Figure 1-Aerial view showing location

- **Applicant**
  Mr. G. Clarke

- **Proposal**
  Re-newel of previously approved and elapsed applications HPK/2003/0780 (Planning consent) and HPK/2003/0787(Listed Building Consent) for an extension comprising of letting accommodation to include design changes

- **Location**
  The Kinder Lodge, 10 New Mills Road Hayfield High Peak SK22 2JG

- **Agent**
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Background
The Kinder Lodge is a Grade II listed public house in the parish of Hayfield. It is situated at the junction of New Mills Road and the A624 Glossop Road.

The Kinder Lodge is a popular public house and provides letting accommodation for visitors to the district for both recreational and business purposes.

The building was listed on 12th April 1984 (SK0365586847). The Listed description states:

> *'Public house. Dated I778. Coursed gritstone rubble with quoins. Painted stone dressings. Slate roof. Stone gable end stacks. Bracketed eaves gutter. Three storeys, double fronted elevation. South elevation - central flush doorcase with large imposts and jambs. C20 door. To either side three-light flush mullion windows. Above similar windows with same again to eaves. Between eaves windows datestone inscribed ' WL I778'. To east recessed two storey addition with various openings'.*

The applicant was previously granted planning permission in 2003 for a two storey extension comprising of 4 number letting bedrooms at The Kinder Lodge (HPK/2003/0780 (Planning consent) and HPK/2003/0787 (Listed Building Consent). A condition attached to these approvals was that the development must be begun no later than the expiration of five years from the date of permission. More than five years have elapsed since approval and this application seeks to renew the consent with some minor design changes.

The Proposal
The proposal is for a two storey extension to form letting accommodation at The Kinder Lodge Hayfield. The client brief was that the letting accommodation was to form a family suite – a feature the client is currently unable to offer. The design proposal delivers this.

The proposals will encourage visitors to the area and provide economic employment opportunities for local people both during construction and once the accommodation is operational.

Design
The design and choice of construction materials used in the proposals will reflect the existing building and the street scene: The walling stone will be natural stone laid in courses to match existing. The roof cover will be natural stone slate to match the existing subordinate roofs. The new doors and windows will be timber and timber framed to match the existing.

The proposals also include some design changes from the previously approved which do not divert from the approved design concept:

- The previous approval showed the extension extending 1150mm from the exiting building from the front elevation towards New Mills Road. The proposals show the extension extending 2500mm – this creates much needed additional internal letting space.
- The roof design has changed to accommodate the increase in floor area outlined above. The roof is still subordinate to the existing roofs and the materials of construction – stone slates to match existing - remain unchanged.
- The window and door arrangement has changed to accommodate the new internal layout.
- The internal layout has changed from 4 letting bedrooms to a letting family suite.

Accessibility
The development will remain accessible from the highway via existing arrangements maintaining inclusive access and access for emergency vehicles. The parking provisions are unchanged.

Conclusions
In conclusion, the proposals seek to re-new the previously approved two-storey extension to form letting accommodation for The Kinder Lodge.