HPK/2011/0530

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High Peak Borough Council
Planning and Development Services
Municipal Buildings
Glossop
SK13 8AF

DESIGN AND ACCESS STATEMENT TO ACCOMPANY PLANNING APPLICATION

RE: THE ODDFELLOWS ARMS, WHITEHOUGH, CHINLEY, HIGH PEAK, SK23 6JE

EXISTING

Situated in the conservation area of Whitehough, The Oddfellows Arms has been a traditional pub in the centre of the community for nearly 200 years. It was originally named 'The Paper Mill Inn' then became 'The Oddfellows Arms' around the 1850's. Over the last few years the pub has had a series of tenants and general declined has left the building in a neglected and rundown condition.
The new owner has purchased the pub from Marstons and intends to recreate the traditional feel and harmony associated with the community.

- At present the cellar is behind the bar and deliveries are taken through the pub itself
- The toilets are in need of refurbishment
- The rear yard is on different height levels with a 500mm walkway.

PROPOSED WORK GROUND FLOOR

- Take down the Smoking shelter to the left of the building
- Build a new extension in natural stone to match existing with timber sliding sash window and timber door
- Create a new kitchen and store
- Redesign the toilets and provide a disabled toilet ramped access with 1500mm turning circles
- Provide service access through outside door to the kitchen and via the corridor to the cellar
- Block up existing cellar door and create new entrance from corridor
- Create glazed double doors to altered rear yard
- Make new steps up to higher level yard and store
- Replace stair window with double glazed timber unit
- Install new staircase with seperate access from hall
- Reposition the servery and cellar
- Build single leaf natural dry stone style wall bin store
- Replace the wrought iron fence with a traditional dry stone wall and copings

- Remove most of the exterior signs and have a new simple sign above door
- Replace the large ground floor front windows with timber sliding sash and a central stone mullion support
- Remove the waste drain pipes by the front door
- Reposition the extractor/aircon units to the outside store above cellar

PROPOSED WORK FIRST FLOOR

Redesign first floor layout to acomodate

- Bedroom 1 with en-suite
- Bedroom 2 with en-suite
- Bedroom 3 with en-suite and family room

ACCESS

- Access in new extension to serve the kitchen and cellar without the need to open the pub, this can also be used as a fire escape from the pub, toilets, cellar and kitchen.
- Traffic access and parking will remain the same

Mel Cranmer