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HIGH PEAK BOROUGH COUNCIL
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DESIGN . PLANNING . PROJECTS
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High Peak Borough Council
Planning and Development Services
Municipal Buildings
Glossop
Derbyshire
SK13 8AF

The Pack Horse, Market Street, Hayfield. High Peak

Design and Access Statement

Applicant:	Mr Simon Woodall
Proposal:	Smoking Shelter and Timber Decking Floor to outdoor trading area
Location:	The Pack Horse Inn, Market Street, Hayfield, High Peak, SK22 2EP
Agent:	John McCall, mccallhayfield, Ashlar, Market Street, Hayfield, High Peak SK22 2EP

1. Background and setting

Located on the east side of Market Street in the centre of Hayfield village, the Pack Horse Inn stands alongside the old packhorse route which was used from medieval times by travellers crossing the Pennines. The existing building was built in the mid 1800's.
Up until the 1950's the main road by the Pack Horse Inn was much narrower than it is today. When the road was widened several old and interesting buildings were demolished, including the Blacksmiths Forge which stood opposite. For many years on this section of road a cattle and sheep fair was held in May and October. (The May Fair was the most important).

2. The Site

The site which is the subject of this application is an area of approximately 7.000m x 12.000m between the front façade of the Pack Horse Inn and the kerb line on Market Street. All the land which is the subject of this application is in the ownership of the Pack Horse Inn.



3. The Brief

In 21st century Britain changing social and economic patterns have brought with them difficult times for inns and public houses. Hayfield is well supplied with pubs, which number 6, (including the Lantern Pike in Little Hayfield), all of which have to work very hard to maintain their market share.

The Pack Horse has undergone a mixture of fortunes in recent years, and was closed completely for over 9 months before the current licensee, Mr Woodall, took charge, in early 2010. The Pack Horse re-opened with a change of image and focus in July 2010 and has built up a strong clientele over the period to date. The emphasis is on high quality food and wine, imaginative décor, good service and a safe, attractive environment.

The internal trading area is limited and Mr Woodall has identified a demand for outdoor eating and drinking amongst his target customers (eg walkers, families with children, elderly and younger people – particularly women).

The area at the front of the Pack Horse has traditionally been used for outdoor drinking and socialising – The May fair as we have noted was a very long established tradition.

In addition to the attraction of an outdoor area to some customers the provision also creates a lively and accessible image for passers by to the pub.

Another challenge which all public houses and restaurants face is the smoking ban which was introduced by the Government in 2008. This has lead to the need for a covered area outside all pubs for the use of smokers.

4. Design

In response to the demand for an outdoor eating and drinking area and a "Smoking Shelter" the licensee has erected a small covered area (approx. 2,5m x 3.0m in plan) which is located in a set back area at the north of the front elevation which was created by the building of a female toilet block in the 1950's. The shelter is a lightweight, umbrella like structure, with a plasticised tensile fabric roof.This location for the smoking shelter was chosen because it is away from the main entrance so that non smoking customers are not troubled by smoke. The location also means that customers are give some protection from the weather by the building, but no car parking spaces are lost from the pubs small car park. The area is contained by a wooden balustrade (approx. ht. 900mm).



The remaining area to the front of the pub, extending to the road kerb line slopes at a gradient of approx. 1:10. The area is surfaced with grit-stone setts (laid in 1973) and presents a substantial trip hazard. In order to create a safer, level surface for the use of customers the licensee has fixed timber decking over the cobbles, laid on timber bearers to levels. This arrangement had produced a unified, tidy appearance, with tables and chairs stable on a flat surface which is less prone to accidents and spillage. The arrangement also means that serving staff are more capable of delivering food and drink safely. The cobbles below remain undisturbed.

5. **Access**

The indoor trading area of the Pack Horse is served by an existing ramp at the north side of the building which provides wheelchair access.

The decking area which is the subject of this application is accessible by wheelchairs from the southern end of the area.

6. **Conclusion**

This application seeks approval for some relatively minor works which have been carried out at the Pack Horse Inn:-

- The smoking shelter is an essential requirement for all public houses and has been carefully considered in terms of its appearance and amenity.
- The timber decking is an important addition to the outdoor trading area and provides improved appearance and satisfies health and safety criteria. The granite setts which it covers are undamaged.

The applicant considers that these interventions are important to the success of his business and we urge the Planning Authority to grant approval to this application in order to assist the continuing sustainability of this business, which is responsible for a significant contribution to economic activity and employment in Hayfield.



