1336
THE BULL'S HEAD
HAYFIELD



PLANNING DOCUMENT
MARCH 2012

DESIGN STATEMENT
COMMERCIAL STATEMENT
HERITAGE STATEMENT

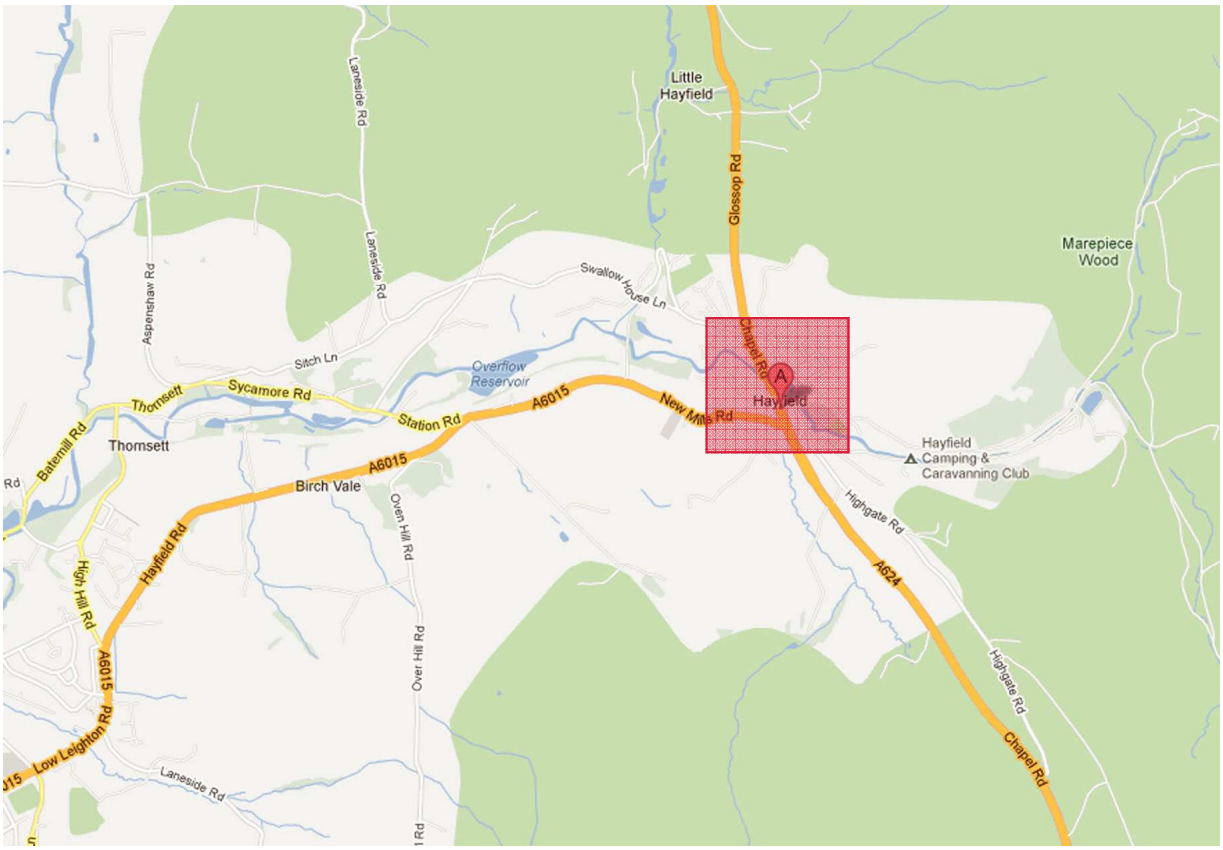

Fig. 1 Site Location

SCHEME DETAILS

Site Location : The Bull's Head, Church Street, Hayfield, SK22 2JE

Development : Proposed Change of Use from Public House to Single Residential property.

Date Prepared : March 2012

Applicant : **The Brook Trust**

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INTRODUCTION

This Design Statement has been prepared on behalf our client as part of the supporting documentation for the planning application for the site below. It has been produced with reference to guidance from Cabe (2006) and of PPS5 – Planning for the Historic Environment.

Pre-application guidance has been sought through several meetings with the council Planners and the Conservation Officer.
This application is for a change of use for converting the listed property from a Public House into a full single residence for use by the client. Most proposed works relate solely to the repair and maintenance of the existing structure. Where external alterations are being proposed, these will be covered in detail later on .

THE EXISTING BUILDING

The 3 storey property known as the Bulls Head is situated on Church Street in the centre of the village of Hayfield. there are references to brewing / public house on this site dating back to 1386. The present building was largely formed through an extension in 1788 and there is a date stone on the front elevation. Previously there was a projecting porch to the front elevation and there were two front entrances although this has been subsequently removed and one of these entrances was replaced with a window.

The use of the site as a public house has suffered in recent years due to its small size/ lack of parking space and limited kitchen and function room facilities. Despite several attempts to sell the business as a going concern the pub eventually closed in July 2011.

The site is located within the line boundary and is located within centre of Hayfield and is Grade II listed (EH listing 82083—21 April 1967). The building also lies within the Hayfield Conservation Area and therefore as well as a Change of Use Planning Application, a listed Building Application will also be submitted.

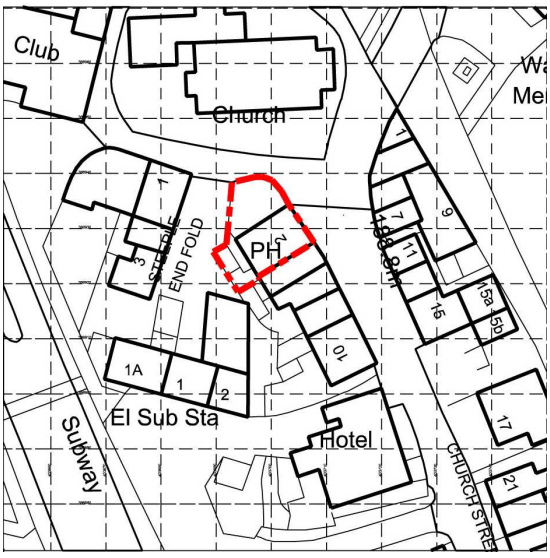

Fig. 2 Site Plan

EXISTING SITE & BUILDING PHOTOS



Existing Front Elevation



Existing side elevation

Fig. 3. Existing photos

HAYFIELD CONSERVATION AREA

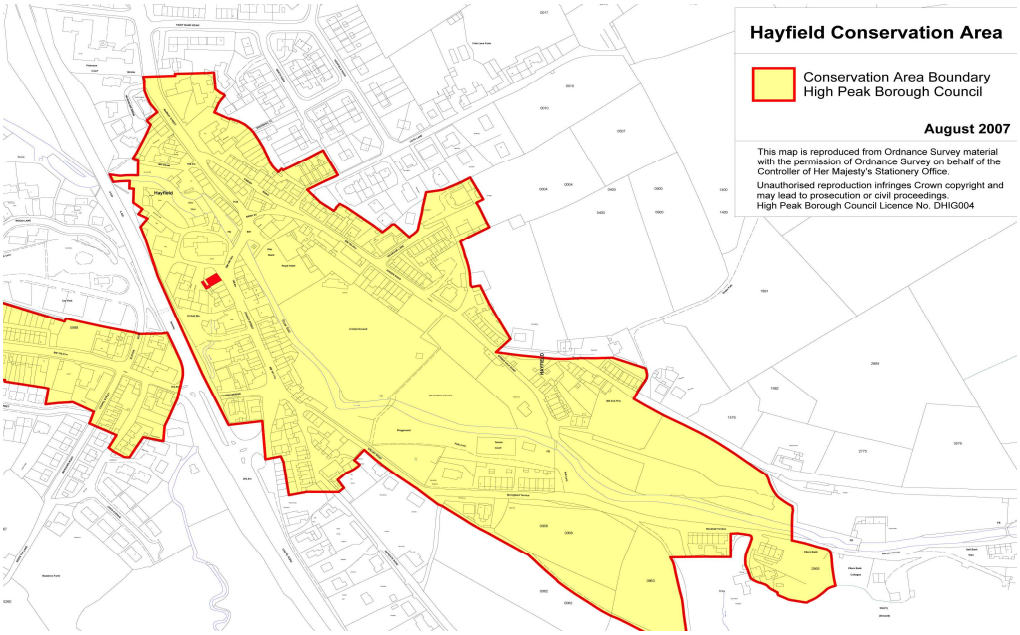

Fig. 4. Location of Building in Conservation Zone

FLOOD RISK

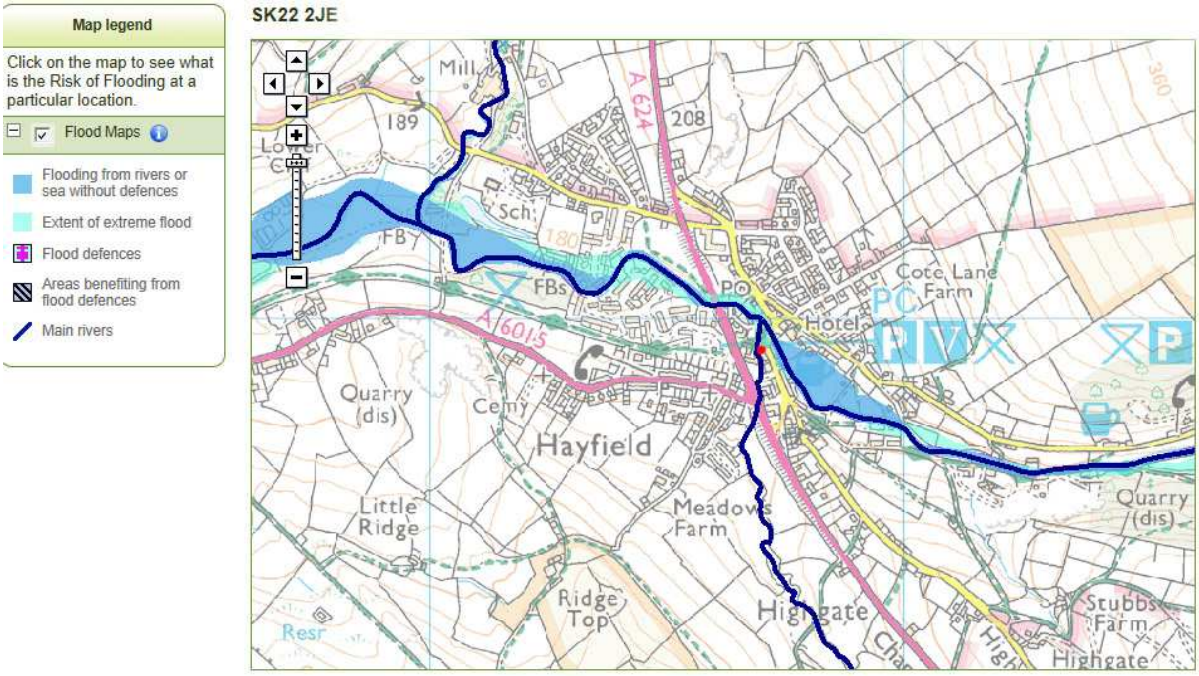

Fig. 5. Flood Plan

As can be seen from the Environment Agency Website, the site is located near a potential flood risk area, however the all water courses surrounding the site have benefited from previous flood defence works and the area has not been subject to flooding within living memory.

As the building is multi storey, upper floors are available as a safe haven should this be required.

EXISTING FLOOR PLANS



Fig. 6. Existing Plans

The commercial area is shown in purple and the remainder is the existing domestic premises.

As requested during the planning consultations the following site analysis documents have been provided to accompany the planning application :-

- An Initial structural assessment of the existing building as completed by the Structural engineer.

PROPOSED WORKS

Following the closure of the public House, its association with anti social behaviour and its subsequent damage from fire, the clients aim is to convert and sensitively repair and restore the existing building to ensure its long term future and create a family home. The existing public house areas at ground and first will become residential kitchen and living areas, with the upper floors being bedroom and bathrooms as per existing.

Externally the building will change very little other than to replace and repair features where necessary. The only new additions will be to add a low wall and railings around the side of the property which will be similar to that of the adjacent church. This will create more of a private garden area to the property dissuade people from parking / blocking this area, which is frequently happening at present. Although there is no photographic evidence at present there is physical evidence on adjacent properties to suggest that many of these properties had similar boundary treatments previously.

Detailed discussions will be held with the conservation officer both during the application and during work on site.

In summary, the client proposed works are as shown on the drawings and itemised below:

- Change of Use from commercial to residential for the ground and first floor portions of the building.
- To create extra space by converting the loft area to an extra bedroom.
- Improved disabled access.
- Internal improvements to kitchen and toilet areas.
- The creation of a new boundary wall to the front and side of the building in keeping with its surrounding in order to create more private residential character.
- To repair / restore the existing external stone walls / window lintels to the existing elevations as suggested in the Structural Engineers report.
- To create a single new window to the gable facing the church for the purposes of light and means of escape from the upper floor.
- Re roof the rear extension roof
- Repair of timber sash windows to front elevation.
- Replacement of rear UPVC windows to rear with timber windows
- Eradication of all damp to existing walls
- Renew / replace rainwater goods
- Localised stonework and repointing of the outside walls.
- Replacement of tarmac frontage with suitable stone paving.
- Replacement/ Repair of date stone to front elevation.

CONCLUSION

We believe that the works listed above and discussed with planning will mean that even though the change of use will result in the building becoming purely residential, 'the old bull's head will still be a building, which is very part of the character of the village and therefore can only have a positive effect on the village in that it is being repaired / restored and occupied by owners who will contribute to the villages vitality, sustainability and future.

COMMERCIAL ASSESSMENT

The main purpose of the application is for the change of use of the ground and first floor from commercial to residential.

As per the planning officers initial report policy CF2 states that planning permission will be granted for development, materially affecting a community building or site including the change of use of premises serving the local community providing that:

- The community value of the site or building will be enhanced through the proposed development, **or**
- **The premises are no longer needed for local community use**,
- Alternative provision of another site with the same or better facilities for the continuation of the service of the community is implemented.

Although the site has a long history of serving the village as local drinking / social facility, from a trading / profitability point of view its has increasingly suffered and struggled over recent times as a result of both local competition and societies changing attitudes as regards social life.

The Bulls Head was not the only pub in the local area and the schedule below, illustrates the number of premises around, which have all been trying to attract reduce amounts of business. Compared to the other competition the Bulls Head is lacking in parking space / external space / internal function space/ kitchen/ cooking capacity and as such meant that the business suffered.

Over recent years, little or no money has been spent on the property in terms of improving disabled access or updating / maintenance and the property would need significant sums of money being spent on this if it were to reopen with little chance of recouping the investment.

The previous owner of the pub R+L properties went bankrupt in January 2011 and the administrators approached numerous large pub companies to try and sell the premises / pub as a going concern. Having failed to sell the business, the administrators appointed Christie & Co on 1st March 2011, who carried out a full nationwide marketing campaign to try and sell the business.

As the business was still losing money and their was no interest in a sale, the administrators decided to close the business at the end of June 2011.

In early July 2011, there was a fire at the premises and the occupiers left. Shortly after this bailiffs attended and removed most items of value from the building.

After several months being left empty, the premises were purchased by the current owner on 22nd November 2011 with a view to abandoning the business aspect of the site and converting the property to solely residential use.

Whilst loss of business space can be a concern to the local vitality and sustainability of the village, the changes in consumer buying over the years to a preference of buying from larger stores and via the internet, has meant that not as much space is now required. At the present time, other than the Bull Head, there are at least 15 licensed premises and another 15 shops / offices that are either for sale or to let within the immediate area covering Hayfield, Glossop, New Mills and Chapel including:-

- The Star Inn Glossop
- The Spinners Arms Hadfield
- The Grove Hotel Buxton
- The Cheshire Cheese Broadbottom
- Dowds Restaurant Glossop
- Little Mill Inn Rowarth
- Prince of Wales Buxton
- Howard Arms Glossop
- Waltzing weasel Birch Vale
- Raj Restarant Chapel

- The slopes Pub Buxton
- Market Street New Mills
- Freehold Pub Buxton
- The Queens Glossop
- Refurbished Pub Buxton

Their have been 25 previously approved Change of Use applications in Hayfield between 1988 and 2007 and notably these include several along Church Street including the neighbouring properties. The vast majority of these changes are from other uses to residential use. The client has spoken to many of the immediate neighbours and all are in favour of the proposed residential use, as the Bulls Head had become a source of anti social behaviour within the village which in itself had scared off business and custom.

Within the village the following Pubs and community facilities all provide social and amenity facilities for the local area more importantly of an improved standard from what was on offer from the Bulls Head prior to its closure in 2011 :-

Ref No.	PREMISES	TYPE	TRADING	COMMENTS / FACILITIES
1	The Bulls Head, Church Street	Pub (empty)	Closed –	No Car Park, Small Beer Garden No hotel facilities
2	The George Hotel, Church Street	Hotel & Pub	Open – tenanted	Hotel facilities, Function Rooms, Beer Garden & Car Park + restaurant
3	The Royal Hotel, Memorial Square	Hotel & Pub	Open – managed	Hotel facilities, Function Rooms, Beer Garden & Car Park + restaurant
4	The Pack Horse Inn, Market Street	Pub & Restaurant	Open – tenanted	Function Rooms, Beer Garden & Car Park + restaurant
5	Kinder Lodge, New Mills Road	Pub & B+B	Open – Free House?	Function Room?, Beer Garden & Car Park
6	The Sportsmans, Kinder Road	Pub & B+B	Open – tenanted?	Hotel Facilities + restaurant, Beer Garden & Car Park
7	Lantern Pike Inn, Glossop Road	Pub & B+B	Open - tenanted	Function Room, Beer Garden & Car Park + Hotel facilities
8	The Waltzing Weasel Inn, Birch Vale	Hotel & Pub	Open – Free House?	Hotel Facilities, Function Rooms, Beer Garden & Car Park
9	The Grouse Inn, Birch Vale	Pub & Restaurant	Open – tenanted?	Closed for several months & reopened
10	The Sycamore Inn, Birch Vale	Restaurant + pub	Re opened recently –	Closed for 2 years. Hotel facilities, beer garden + carpark
11	The Vine Tavern, Birch Vale	Former Pub	Closed	Converted to Residential
12	The Printers Arms, Birch Vale	Former “Tied” Pub	Open – Free House	Closed & reopened as Free House
13	The Lamb Inn, Peep-o-Day	Pub & Restaurant	Open – tenure?	Large Car Park & Beer Garden
14	The Grouse Inn, Chunal.	Pub & Restaurant	Open – tenanted?	Large Car Park & Beer Garden
15	The Skillet Restaurant, Hayfield	Restaurant	Open	Licensed Premises
16	The Conservative Club, Hayfield	Club & Functions	Open	Licensed Premises + Function room
17	The Chippy, Hayfield	Take-away & Café	Open	Fish & Chips etc
18	Rosie’s Tea Room & Coffee House	Café	Open	
19	The Gallery Cafe	Cafe	Open	

HALLS & PUBLIC ASSEMBLY FACILITIES

Function Rooms in Hotels & Public Houses as noted above
Hayfield Village Hall
Hayfield Cricket Club
St Matthews Church Hall
St Johns Church Hall
Hayfield Scout Hut

Immediate neighbours have been spoken to and are supporting the scheme and the client has approached the local parish council with a view to it being discussed at the parish meeting on the 4th April.

HERITAGE IMPACT ASSESSMENT

THE BULL'S HEAD, HAYFIELD

Change of Use Planning Application to convert ground and First floor public House into solely residential use.

HERITAGE IMPACT ASSESSMENT

This document has been prepared as part of the supporting documentation for the Planning Application on the above proposal.

It has been produced with reference to English Heritage Policy Statement – Practical Guide to Assessment " Enabling Development and Conservation of Heritage Assets".

BACKGROUND

The property known as the Bulls Head seen today has existed on the site since 1788 when a large extension to the front was added onto an earlier building. It is assumed from records however that some form of inn / ale brew house possibly linked to the Church has been on the site since 1386 approx. The1750 deeds of sale show that the Bulls Head Inn still included a Brew house and stables, all of which were sold for a sum of £80.

EXISTING

The property is a three storey Grade II listed building, constructed from coursed gritstone rubble with quoins, flush gritstone dressings all beneath a stone / slate roof. The existing building was largely formed in 1788, although it was subsequently altered during the 19th Century.

To the front the building previously had 2 doors and a projecting porch which was subsequently removed and one of the doors was converted to a window. The line of this porch is possibly still visible in the line of kerbs which are just visible at the front. Timber doors and sash windows are present to the front although are in need on some serious refurbishment and buildings roof & rainwater goods are also in need of attention.

The date stone to the front elevation has become worn and damaged and it is proposed to replace or repair this as part of the works along with repair of the upper portion of the façade which is bowing above the windows.

As part of the planning application a structural report has been completed by Richard Rhodes and Partners and accompanies the application with recommendations as to various aspects of structural and re-pointing work that will need to be carried out.

To the gable is a single plywood door fire escape door. The existing walls are in need of extensive repair as they are bowing in several areas. The engineers report recommends that these areas are looked at in the very near future.

To the rear, again the stone walls/ lintels are in need of repair. Windows and doors are a mixture of poor quality timber and UPVC which will be replaced.

Internally there is nothing of any heritage value within either the pub or residential areas. Fireplaces and original doors etc has long since been removed / replaced.

HERITAGE IMPACT ASSESSMENT

1.	Type of Significance -	Archaeological
	Relative Importance -	Low
	Impact -	The existing openings are retained as part of the new proposals.
2.	Type of Significance -	Historical / Associational / Use
	Relative Importance -	Low
	Impact -	The existing building will remain not change significantly on the outside as a result of Application / works
3.	Type of Significance-	Architectural
	Relative Importance-	Low
	Impact -	The existing building will be repaired and enhance as a result of the proposed works.
4.	Type of Significance -	Landscape
	Relative Importance -	Low
	Impact -	The proposal does not include the removal of any significant trees (see arboriculture report). It is envisaged that by the use of traditional stone walls and boundary railings where required, that the view of the building and gardens will not differ significantly from what Is there at present.

OVERVIEW

The proposed alterations and additions to building, which are the subject of the Planning Application will have, on balance, only a beneficial effect on the Building and its surrounding s, as previously discussed. In addition the overall effect of the proposal will be create a domestic home on the site, which will be sustainable in the long term, with a program of accommodation which is suitable for modern patterns of family life. In restoring this buildings the owners are investing in the future of the village.