PhilipMillsonAssociates

Heritage Statement

The White Hart
Market Street
Whaley Bridge
High Peak
SK23 7HN

Property Consultants

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1. Listing

Refs : Whaley Bridge Market Street
1.
5172
(East Side)
SK 0181 1/24 White Hart Public House
II
2.

Public house of early and mid C19 appearance on earlier core. Dated inside, on stone formerly in outside wall, I H 1734. Lower cellar, now walled in, has vaulted roof. Blocked mullion windows in present cellar, formerly the drinking room. Road elevation rendered, carved as stone and painted with plinth, is of mid C19. The building is canted to the side. 2 windows above 2, hung sashes, with 1 window above 1 to the left hand build, and door in stone surround with small cornice. 3 chimneys, front elevation, is of the early C19, coursed stone. 1 window with hung sashes with glazing bars, stone lintel. The White Hart is mentioned in the late C19 novel by Mrs G Linnaeus Banks “The Manchester Man”.

Listing NGR: SK0121081328

2. Proposals

With reference: 1. PMA – Drawing 1660 1.01 Existing Layout
2. PMA – Drawing 1660 2.01 Proposed Layout (D)

Numbered schematic notes – works possibly affecting the listed building.

		Photo No.
1	Strip, sand and re-polish existing bar front and fit new bar top.	1
	The bar is 1980's – the work has no impact.	
2	Strip and re-polish back bar.	2
	The bar is 1980's – the work has no impact.	
3	Allow for new dining level high back seating.	3
	Existing plain wall – work has no impact.	
5	Open up existing fireplace, allow for flue liner and smoke testing, multi-fuel stove, mantel and hearth.	
6	Strip out existing window, lower sill and form new double French doors.	4
	Existing window is 1970's opening to be made bigger – block effect render to be made good.	
7	Form new raised deck area 300mm above existing patio area.	5
	This has been previously approved.	
18	Strip all beams back to natural finish.	
	Existing beams heavily painted – no impact.	
24	Form new stud wall with Fire Door glazed vision panel.	6 & 7
	No historical fabric will be disturbed, partitions reversible.	
25	Sand blast stonework to original finish.	
	Method statement required to ensure no damage to masonry arises / chamfers.	
27	Gents WC general re-furbishment.	
	This area is a 1960's extension – work has no impact.	
28	Ladies WC general re-furbishment.	

This area is a 1960's extension – work has no impact.

29 Works to Managers accommodation.

These are superficial and have no impact.

42 Strip out cast iron fireplace and re-position in games room.

The fire surround is a replica although the chimney breast is original. Minimal harm to special integrity, this is offset by viability of external drinks area. The fireplace cannot function as the chimney stack has been removed.

3. PPS 5

H.E.6.1.

The evidence would suggest that the water course adjacent was crossed by a Ford and therefore the current basement would have been the original ground floor. This element of the building is likely to be early C18. Substantial re-building took place in the mid C19 and the majority of the building fabric is of that period.

The setting of the building and its relationship with the River Goyt and the boundary line between local authorities has local significance.

The property was extended with a two storey outrigger around the 1900's forming the room to the immediate rear of the bar servery.

There have been structural alterations internally between 1930 – 1970.

H E 7

It is considered that the proposal does have some minimal harm by altering aspects of the property, but this sustains the heritage asset. Moreover, the business climate for pubs is challenging and the proposals are to secure the optimum viable use of this asset, in support of its long term conservation.

As the public house is central to the village it makes a positive contribution to economic vitality and sustainable communities.

Repairs

The proposal to remove the hard render to the front and left hand side to reveal the original stonework has to be treated cautiously and therefore a sample panel is to be removed, say 1.5m x 1.5m, to reveal what affect removal may have.

Alterations

The proposals are not extensive and the existing rooms have already been incorporated into open spaces by previous alterations.

4. National Planning Policy Framework

128 The significance has been analysed.

131 The positive contribution that conservation of the heritage asset to economic viability.

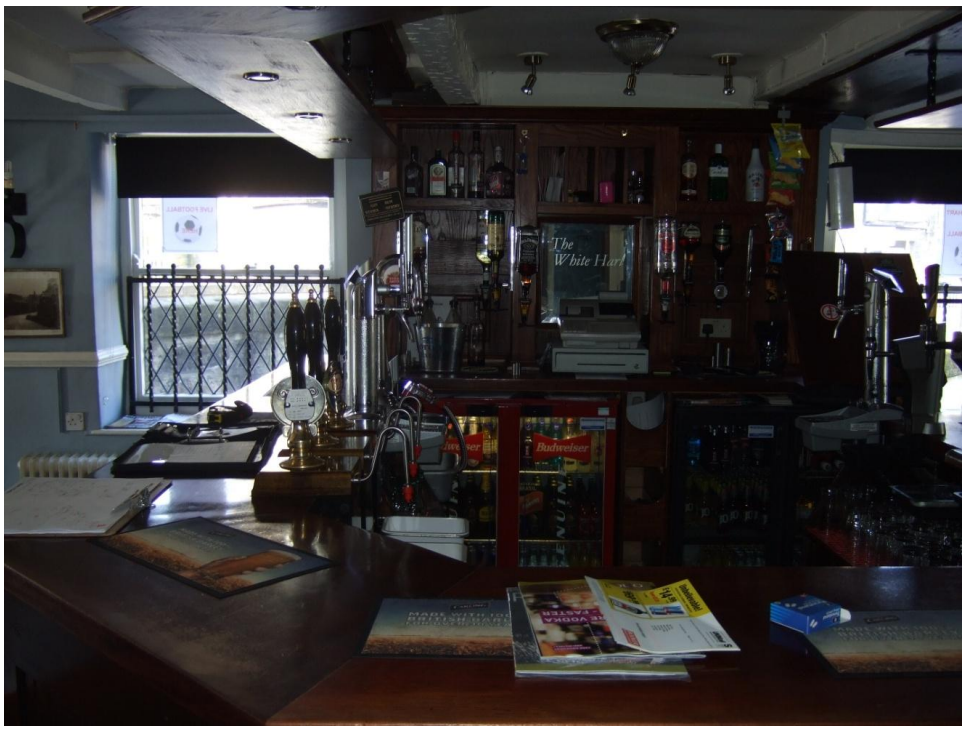
5. P.P.G. 15 Annexe C

C8	Walls	Removal of hard cement based stone block effect rendering is likely not to be original and not intended as the original effect. The system however has an historical quality identifying an architectural trend. The removal therefore must be considered carefully. A trial area at low level facing the water course should be considered and assessed before complete removal.
C9	Openings	The width of the opening to create the new French windows is to remain.
C12	Plaster & Render	See C8.
C14		The rendering system will have been applied when the rear extension was constructed 1890-1900 and i refer to my comments in C8.
C17		If the rendering system is to be retained, the colour of the rendering will be specified.
C71	Chimney Pieces & Chimney Breasts	The redundant chimney breast to the room to the rear of the bar is to be re-used in the large room to the outrigger.

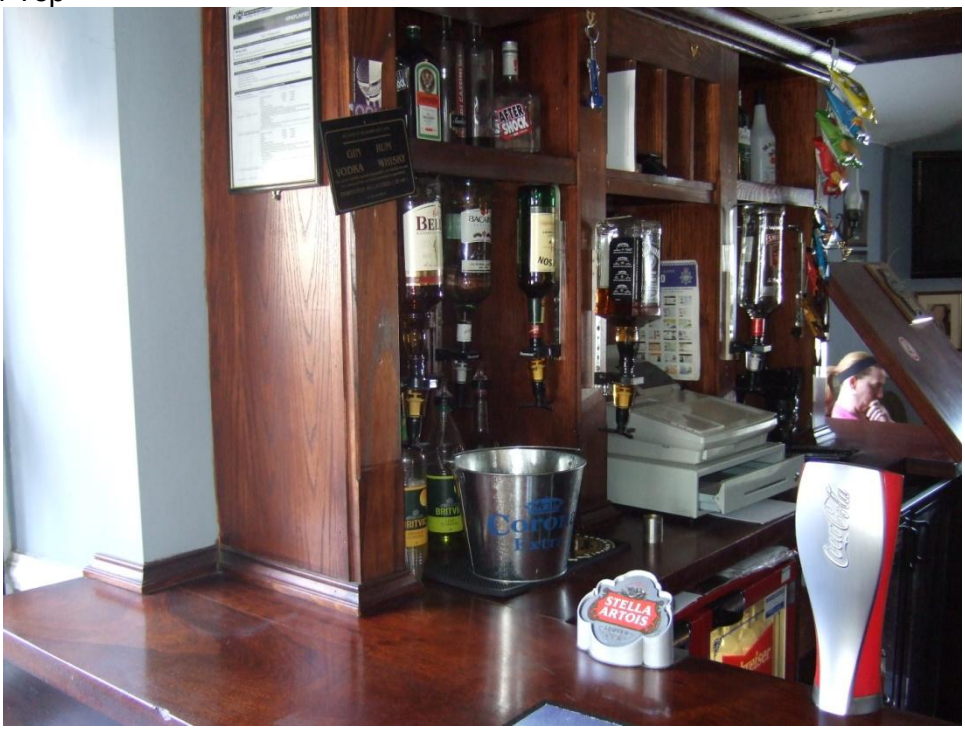
6. Local Planning Policy

Policy 22	BC7	The proposed alterations are such that they do not affect the historic form, or character of structural integrity.

7. Photographs



1 Bar Top



2 Back Bar

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3 Proposed Dining Area



4 Proposed alterations to existing window.

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5 Area for new decking.





6 Existing kitchen

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