HPK/2012/0372

mccallhayfield
DESIGN . PLANNING . PROJECTS

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

The Pack Horse, Market Street, Hayfield. High Peak

Design and Access Statement

Applicant:	Mr Simon Woodall
Proposal:	Outdoor eating and drinking area and smoking shelter.
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 proposal is to create a small enclosed 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.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, and the planters but no car parking spaces are lost from the pubs small car park.



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 proposal is to fix a timber boardwalk over the cobbles, laid on timber bearers to levels. This arrangement will produce 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. The areas are screened by planting in stainless steel planting troughs and sheltered from rain (and sun) by demountable, removable umbrellas.

The design and layout of the area is different from that which exists currently, and which was the subject of Planning Application HPK/2011/0612 , which was refused on 16.01.2012.
The differences can be summarised as follows;-

4.01

The total area of boardwalk is reduced by 20% (from 51.3m2 to 41.6m2) , and the visual impact will be more substantially reduced because the circulation area of boardwalk has been reduced by 38% (from 26.6m2 to 15.7m2).
The lower area of boardwalk has been increased from 18m2 to 21m2 , in a better proportioned rectangular shape to facilitate arrangement of chairs and tables.
The smoking area has been reduced from 6.7m2 to 4.9m2.
Visually the impact of the boardwalk in areas where tables and chairs are situated is much mitigated because the furniture obviously screens the floor finish.
The boardwalks will be finished with dark grey slip resistant finish (Cuprinol Ultra tough decking stain in Urban Slate)

4.02

Existing balustrading and boundary treatments are removed and the area is enclosed with low planting troughs (height approx. 600mm) finished in stainless steel. These planters create a sense of enclosure and security and provide an opportunity for planting to enhance and soften the area. It is anticipated that the plants will be selected to provide screening, punctuation and accent, with special attention being paid to scent as well as visual characteristics.

4.03

The seating and planter area is moved away from the Kinder Rd junction and their height and layout will not be detrimental to highway safety.

4.04

Generally bric-a-brac and paraphernalia in the area and on the building is removed, including removal of dummy shutters from windows.

4.05

Signage is to be simplified and carried out in a more timeless, less dated "contemporary" style.(Planning Application to be submitted for signage)

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 and pushchairs by means of short ramps at both ends of the boardwalk.

6. Conclusion

The Hayfield Conservation Area Character Appraisal (October 2011) refers to "the clutter of street furniture and paraphernalia in front of the Pack Horse ", together with the "gap and loss of enclosure in front of the Pack Horse car park" as negative factors in the character of the Market St zone of the Conservation Area.
This Application seeks to create a well designed outdoor eating and drinking area in a location which has a long tradition of being used for this purpose.
The design uses a limited palette of materials to create a sense of enclosure in a simple, unified manner. The materials are chosen to bring in a modern design aesthetic, which will be a counterpoint to the robust traditional feel of the area.
As the Character Appraisal points out the Hayfield Conservation Area has an "urban character in a rural setting"
In our view the treatment proposed helps to enhance and preserve the special architectural and historical character and appearance of the area (HPBC Saved Local Plan Policy BC5). It makes a positive contribution to the special character of the area, and by "sitting lightly" and preserving the traditional cobbles it protects the area and is sympathetic in character, whilst satisfying the real need for a surface which is safe to use by customers and staff (BC5 andGD4)
We feel the proposal does not create any loss of general amenity (GD5) but, on the contrary, is a small but significant contribution to liveliness and variety of the Conservation Area.

The applicant considers that these proposals 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 – it is worth reminding ourselves at this point that the Conservation Area Character Appraisal , to which we have made reference in this text , identifies as one of the major threats to the conservation area the " loss of shop fronts " – this should surely also include licensed premises.



