Design, Access and Heritage Statements

Address: The Royal Hotel, Market Street, Hayfield, High Peak SK22 2EP

Applicant: Lisa Davis (owner)

Application reference: HPK/2012/0670

Proposed works

The proposed works at The Royal Hotel in Hayfield are small scale in nature and relate to the replacement of two existing signs to the front and rear elevations of the hotel itself, as well as the replacement of three further existing signs in the adjacent car park. NB Since the start of the application we are now no longer planning to affix a small slate plaque to the front elevation of the property and consequently are no longer seeking planning permission for this.

Significance of the historic fabric/area that will be affected

The Royal Hotel dates from 1755 when it was built as a vicarage. Since then it has changed use from vicarage to inn (Shoulder of Mutton) to vicarage again before becoming The Royal Hotel in 1865. The building is in a conservation area and has Grade II listed status.

The impact of the proposed work on the historic fabric/area

The existing signs at the site are in a very poor condition, unsightly and of poor quality. They reflect unfavourably on both the building and the business trading there. The proposed new signage will be to the same dimensions as currently exist and will use the existing signs' fittings but the design and materials used will be sympathetic to and in keeping with the building's listed status and heritage (as documented in plans previously submitted). The colours selected (black, white and gold) are influenced by those favoured in Victorian times when the property became The Royal Hotel. The street furniture (cast iron bollards and litter bins) adjacent to the hotel is also painted in the same black and gold. Consequently, it is held that the overall impact of the new, traditionally stylish and good quality signage will be to enhance the appearance of the property and this part of the conservation area.

Summary

In summary, five old signs are to be replaced with five new ones in the same positions, to the same dimensions and utilising the same fixings as previously. No additional signs are now being applied for. In terms of appearance, materials and designs are sympathetic to both the heritage and listed nature of the building and that of the surrounding conservation area. The scale and layout of the proposed new signs are documented in plans previously submitted and are identified on the scale plan of the hotel site (to be submitted with this statement). The proposed new signage has no impact on access or landscaping issues. Please refer to plans submitted earlier for specific details of materials, design, dimensions.