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Heritage Statement for the Conversion of Garages to Holiday Accommodation at the Royal Hotel, Hayfield, High Peak

Evolution of the building, its location, description and its historical context.
The building is a Grade II three-storey early Georgian property constructed in 1755 as a vicarage. Its first use as a public house dates back to the late 1700's. In the early 20th century a function room with bedrooms above was added to the original building retaining the original style and detailing (see attached photograph taken in 1908). This was subsequently extended to provide the current function room.

There currently exists a building within the curtledge of the hotel which appears from the 1908 photograph to have been used originally for accommodation but at some time in the 20th century has been converted for use as garaging and miscellaneous storage. This building is in a poor state of repair and it is proposed to renovate and convert this building to holiday accommodation.



A search of the records has revealed the following from the National Heritage List:

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: ROYAL HOTEL

List Entry Number: 1088013

Location:ROYAL HOTEL, KINDER ROAD
The building may lie within the boundary of more than one authority.

County: Derbyshire
District: High Peak
District Type: District Authority
Parish: Hayfield

Grade: II

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

The style will emulate the original architecture and be totally in keeping with the conservation area in the centre of the village. The features of the existing building will be retained and emphasised in the conversion from garages to holiday accommodation.

Statutory Compliance
The Royal Hotel can sustain this degree of sensitive extension to accommodate its continuing use. Indeed, PPG 15 states that cumulative changes reflecting the history of use and ownership are themselves an aspect of the special interest of the building, and the conversion of the garages to accommodation, especially since it is generated within a secure and committed long-term ownership, will bring substantial benefits to the community it serves.

In compliance with BC9 of the Local Plan, the garage conversion will:

- Retain the form, character and structural integrity of the original building;
- Respect the historic character of the existing building;
- Utilise facing materials which will match the existing materials.

Amenity
The amenity of neighbours will not be compromised by the proposed development.

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