HPK/2013/0608

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BOROUGH COUNCIL

IMPACT ASSESSMENT, ACCESS STATEMENT AND FLOOD RISK ASSESSMENT FOR CONVERSION OF GARAGES TO HOLIDAY ACCOMMODATION AT THE ROYAL HOTEL. HAYFIELD, HIGH PEAK

History

The Royal Hotel 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 curtilage 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.

Current Needs

The hotel is a key business in the economy and social life of the village and provides facilities for both local events and events booked from outside the immediate vicinity. Typically these include weddings, dances, shows and conferences. Accommodation is in very short supply and is restricted to three usable guest bedrooms in the hotel. Furthermore, the landlord of the hotel has recorded having to refuse many requests for accommodation over the past year, thereby losing income from tourism which is now a very important and indeed necessary part of Peak District commercial activity.

The Proposals

Function

The current proposal will provide six bedrooms in the converted garage building, including one fully accessible unit on the ground floor. The shape and size of the building will remain unchanged and in compliance with the government document PPG15 and BC9 of the Local Plan, the redevelopment will produce substantial benefits for the community.

Form, Scale, Massing & Materials

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 new extension.

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 converesion 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.

Environmental
There are no protected species on the site, and no trees which will be affected by the works.

Secure by design
Issues such as door and window specification and exterior lighting will be discussed as part of the design process with the Crime Prevention Design Adviser.

Access
Inclusive access is intrinsically provided in the designed layout of the site. A fully accessible bedroom unit has been included in the proposal. Entrance to the accommodation and internal circulation will be to Part M of the Building Regulations.

FLOOD RISK ASSESSMENT

In accordance with PPS25, a site-specific flood risk assessment was undertaken for this site and the flood levels are marked on the site plan.

The floor level will be set to at least the level of the main building, which is at the 100 year flood level inclusive of climate change.

The building will be constructed in materials which would be resistant to damage from the ingress of flood water.

Services will be set at a minimum of 1.2m above floor level.

Summary

The additional facilities will provide continuity of employment for existing staff and two additional members of staff, and will have a considerable knock-on effect for the local economy. The additional accommodation is desperately needed in the village, and together with the existing provision of function facilities at the Royal Hotel, will bring other types of business to the village through conference/seminar and other business uses, in addition to the extended social event capability and holiday usage of the new accommodation.

We believe that the proposals are essential for the continuation of the Royal Hotel's key role in the life of the village and the wider economy of the District. The proposals have been carefully prepared to mitigate any potential impact on the surrounding environment, and are sustainable in the widest sense. The project will ensure that the historic Royal Hotel is in a position to serve the community for many years to come.



The Royal Hotel 1908