

PLANNING STATEMENT

in connection with

A PROPOSED RESIDENTIAL DEVELOPMENT

at

THE NAVIGATION INN

JOHNSON STREET

WHALEY BRIDGE

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This Planning Statement has been prepared in the context of the publication titled "Design & Access Statements" prepared by CABE and published by the Commission for Architecture & the Built Environment.

1.0 USE

- 1.1 It is proposed to convert the former Navigation Inn into residential property. The original building was probably constructed in the mid to late 19 century. The Inn appears to have been extended to incorporate two of the terraced houses to the rear. The building falls within the Whaley Bridge Conservation Area, which has mixed residential, retail and commercial use.
- 1.2 The previous use as a public house ceased in April 2009 following a decline in trading performance and difficulties of engaging a new tenant. The property was marketed by Fleurets on behalf of Punch Taverns, who owned the freehold. Out of over 5000 potential enquiries, 145 parties requested specific details, and only two parties actually viewed the property. Our Client completed the purchase in September 2009.
- 1.3 A copy of a letter from Fleurets to our Client dated 13 September 2010 which summarises the former trading position of the Inn and subsequent marketing activity is enclosed at Appendix 1
- 1.4 Whaley Bridge currently has eight other trading public houses (Dog & Partridge, Goyt Inn, Railway Inn, White Hart, Shepherds Inn, Cock Inn, White Horse, and the Board Inn) and the Jodrell Arms is presently being refurbished. Based on the poor marketing response received by Fleurets and the number of other public houses in Whaley Bridge, the continued use of the Navigation Inn as either an alternative retail commercial premises or as a public house, was considered to be unsustainable.
- 1.5 On the other hand, the use of the property for residential purposes, complements the other residential property in Johnson Street and the surrounding areas, and merely returns part of the building to its original use.

2.0 AMOUNT

- 2.1 The former Inn had a 3 bedroom first floor flat extending the full length of the property. It is proposed to divide the premises into two one bedroomed residential units and one two bedroomed residential unit, giving only one additional bedroom in total.
- 2.2 Two of the units will comprise a 2 storey, one bedroom house, located within the original residential footprint that existed prior to extension of the Inn. These properties will be similar to the other properties in Johnson Street.
- 2.3 The third property will be formed at the front of the site, within the footprint of the Inn prior to its extension.
- 2.4 By restricting the development in this way it is considered that there will be negligible effect on adjoining residents and services.

3.0 LAYOUT

- 3.1 The development does not significantly affect the existing layout of the site, and access to the three units will be via the rear of properties and not from Johnson Street, minimising any potential disturbance to existing residents.
- 3.2 This will require demolition of two single storey brick out buildings, which are of relatively recent construction (compared to the main building) and have no architectural merit.

4.0 SCALE

- 4.1 There will be no significant change in the relationship between the existing and proposed street scene, other than the introduction of some additional windows and amendments to existing windows/doors on the Johnson Street elevation.

5.0 LANDSCAPING

- 5.1 The new rear yards will be predominantly hard paved using stone flags with sufficient soft landscaping to accommodate surface water drainage by natural percolation.
- 5.2 New boundary fences are proposed using timber panels supported by full height stone piers.
- 5.3 The proposal to provide three independent yard areas to each property is considered to significantly improve the existing arrangements and is in keeping with this important residential community.

6.0 APPEARANCE

- 6.1 Previous door and window alterations to the former Inn have not been carried out sympathetically, resulting in disjointed appearances to both the Johnson Street and rear elevations.
- 6.2 Photographs of the existing elevations are included in Appendix 2.

- 6.2 It is proposed to replace/alter the doors and windows to Johnson Street and the rear elevation, in order to provide a far more balanced appearance. Window frames will be painted, treated softwood and stone lintels and sills will be provided to new and amended openings, in character with the original architecture and to comply with fire escape requirements.
- 6.3 There will be no doors fronting Johnson Street. The rear doors will be painted, treated softwood, stable type doors.
- 6.4 On the existing front elevation [i.e. facing Canal Street], no significant alterations are proposed apart from replacing the window frames. The existing timber door will be retained. The pub sign and eaves flood lights have little original architectural merit and will be removed.

7.0 ACCESS

- 7.1 The existing premises have no dedicated parking provisions and this will not change. Street parking is available on Johnson Street and Canal Street, and there is also a car park on Tom Brad's Croft to the east of Johnson Street. Four bedrooms are proposed, compared to the former three bedrooms associated with the previous accommodation, so the proposal is not expected to adversely influence the existing parking situation to any significant extent. Indeed, visitor parking is likely to be less with the proposed residential scheme, compared to the former use as a public house.
- 7.2 The development is located within 100 metres of Buxton Road which is a main bus route to Buxton, Macclesfield and Stockport, and within 200 metres of Whaley Bridge train station which is on the Buxton to Manchester line. Consequently the development is ideally situated for public transport links.

7.3 Access is currently required via the rear of the Navigation Inn to the rear yard of the adjacent terraced property, 8 Johnson Street. The existing access is through the middle of the rear yard of the Inn and it is proposed to relocate this access to the northern boundary of the site, by way of an independent dedicated passage. This will require the agreement of the adjoining owner, but the proposed arrangement is considered to be far more acceptable than the existing ad hoc one.

7.4 Opening lights in windows are required to meet a minimum area of 0.33m² in order to comply with fire escape requirements.

8.0 SUSTAINABILITY

8.1 The proposed development meets with Councils sustainability policy in relation to the following:

- Improved use of a currently vacant and depressed site which was unsustainable as a public house.
- The development is close to good public transport links and minimises pressure on existing parking arrangements.
- Existing vernacular features will be retained so as to maintain the character and appearance of the area.
- The development complements the existing residential accommodation in Johnson Street and the proposed use of materials and style are consistent with the Conservation Area.
- The development provides an opportunity for single bedroomed accommodation of which there is very little in the immediate area.
- Energy efficiency will be improved by the provision of double glazing throughout and new energy efficient heating and lighting systems.
- Water meters will be installed to each individual unit to encourage conservation of water usage.
- Sustainable surface water drainage to rear yards