



HERITAGE STATEMENT

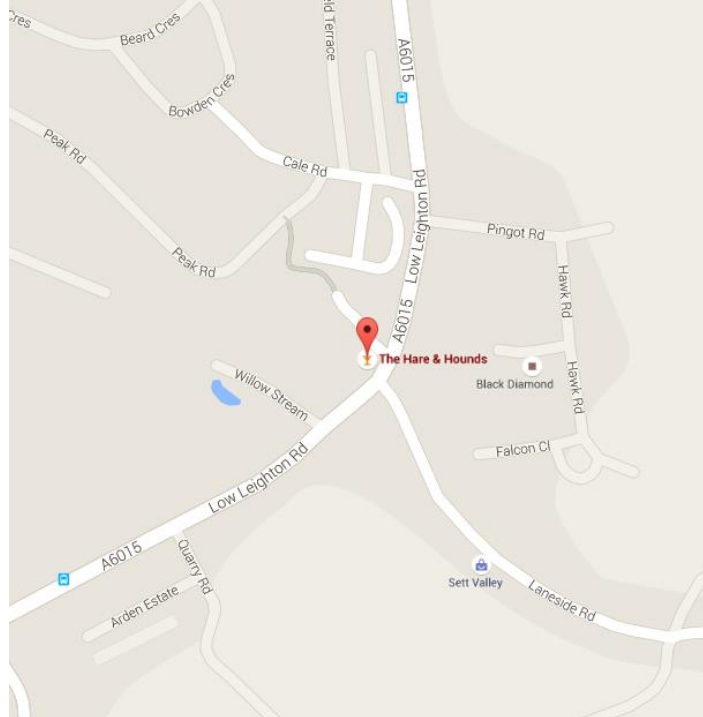
In support of Application for Listed Building Consent

For Minor Refurbishment/Decoration
At Hare and Hounds, New Mills, SK22 4LS

Issue Date: June 2015

Introduction

Assessment of Heritage Significance. Site Location.



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

Key Heritage information:

- List entry number - 81849
- The property was first listed 19th September of 1977.
- County – Derbyshire
- District – High Peak
- District Type – District Authority
- National Grid REF – SK 0085285604

The Hare and Hounds is currently a public house and restaurant. Early C19 with C20 alterations.

The main structure/materials of the building are as follows:

- 2 storeys in coursed stone with stone slate roof.
- Parapet. Coped gable ends.
- 1-2-1 windows, centre breaks forward.
- No glazing bars.
- The building is plain but the 2 openings in the centre of the front, ground floor, have oval arches, linked by an impost band, the left half containing a recessed window and the right half having a simple Adam doorway with ornamental fanlight and side lights.
- **INTERIOR: refitted late C20.**

Assessment of Impact.

The proposed works at the Hare and Hounds are minimal, any changes made will not significantly affect the architecture of the building nor the general aesthetics of the space.

The proposed works and possible impacts are as follows:

- Add new internal window apertures 1100mm from finished floor level 880mm wide x 1350mm high to the existing main entrance lobby improve the visibility for customers.
- Reintroduce the window on the lower ground floor level window facing Low Leighton. Window and timber shutters to be manufactured to match originals on same elevation, including glazing. The reintroduction of this original feature will allow for extra light within the scheme and bring the aesthetics of the snug area back to what it was originally.
- Form new front/back bar in same location as existing.
- Form new small store room within wasted space of gents toilet lobby.
- Create new glass wash area within existing toilet corridor area. New stud wall installed to create separation from ladies WC.
- New timber floor throughout ground floor to replace 1970's vinyl/timber.
- Form new access to ladies WC.
- Removal of column to main trade area opening up the trade areas and reducing pinch points.
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Retrospective works

- Satellite dish to front elevation of property. Crucial to maintain existing trade of pub and reduce risk of declined trade.
- External raised decking area to rear corner of car park, provides external area without direct impact on the front elevation of the existing building.
- External extended roofing to outbuilding, provides storage solution to empty barrels/bins.
- External Security camera positions, vital as a deterrent for anti-social behaviour and highly recommended by local law enforcement.

Summary

- We fully understand the significance of the listed build and endeavour on each project to achieve our visions in the most sympathetic way possible and will not affect the historic character of the building.