



THE PINEAPPLE INN

101 high street New mills High peak SK22 4BL

CONVERSION OF EXISTING DISUSED PUBLIC HOUSE TO TWO No THREE BED COTTAGES

PLANNING AND HERATAGE STATEMENT

APPLICATION REF HPK/2015/0527

SEPT 2015

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1 BACKGROUND

1.1 Introduction

This statement is submitted on behalf of Mr. & Mrs. C Meadows to accompany the full planning application for the conversion of the existing building.

1.2 Current circumstances

The Public house ceased trading a Number of Months ago following a steady decline in patronage and profitability following unsuccessful attempts by the brewery to attract new landlords to take over the running of the Business it was subsequently put up for sale with redevelopment potential. And successfully bought very recently as a development project By Mr and Mrs Meadows.

2 THE SITE AND ITS SUROUNDINGS

2.1 The application site stands at the junction of High street Hyde bank road and Dye house lane the subject site is comprised of a substantial stone Building with hard standing parking areas and a secluded rear courtyard the property also benefits from a parcel of land at a higher level to the immediate rear. The property is surrounded by substantial stone buildings with the old Dye works to the east of the site redeveloped for residential uses some years ago there is a recent development of new dwellings to the south of the site with existing substantial stone dwellings extending along Dye house lane to the north.

Within walking distance of the urban centre of New mills



Figure 1 Ariel photo showing site

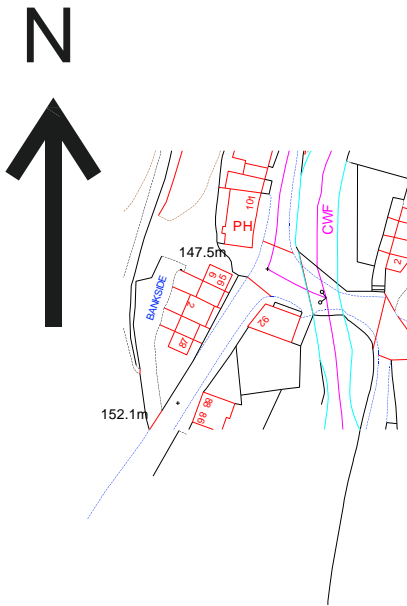


Figure 2 location plan

3 HISTORY OF THE SITE

3.1 I have been unable to find when the building was originally constructed but it is believed to have always been a public house and is the last remaining of what was a group of ale Public and guest houses the phot graph below shows Pineapple Inn (no's 99-101), Grapes Inn (no. 105) and Cock Inn (no's 109-111). 3-storey building is no. 107. Part of Windsor Castle Lodging House visible on right. St James' Hall at top left



Figure 3 application site in 1910

4 THE PROPOSED DEVELOPMENT

4.1 PROPOSED DEVELOPMENT



The application proposes the internal subdivision of the existing property with the minimum Alterations to the existing façade and the internal fabric of the building any existing signage/lighting brackets and satellite dishes will be removed and any subsequent damage sensitively repaired the existing front door will be fully refurbished and used as a template for the creation of the new entrance for the proposed adjacent dwelling which will faithfully reproduce the details of the existing entrance including the reproduction of the stone surround .It is the intention that within a very short period of time the creation of the additional doorway will seamlessly blend with the existing building fabric. The creation of any addition openings to the rear will be created by adapting existing openings. The properties will have the main living accommodation at first floor in order to make best use of the available views and natural light it is intended to create a bridge walkway to access the rear upper garden areas directly from the first floor landings. The reinstatement of the front gardens will enhance the street scene and provide additional privacy to the ground floor accommodation the gardens will be bordered by a traditional stone wall the height of which will match the adjacent properties. The existing beer cellar will be opened up to the existing parking area to create two undercroft parking areas along with a further two off road parking spaces providing four off road parking spaces for the two dwellings more than adequate parking provision hopefully preventing any parking problems for the adjacent neighbors

4.2 The scale of the proposed 3 bed cottages dwellings will be in keeping with its adjacent neighbors which are all of a similar size and scale

4.3 The materials of any reinstatement to the proposals will seek were possible and practical to utilize reclaimed material in order to Match exactly the existing materials an exact match for the mortar and pointing will also be sort.

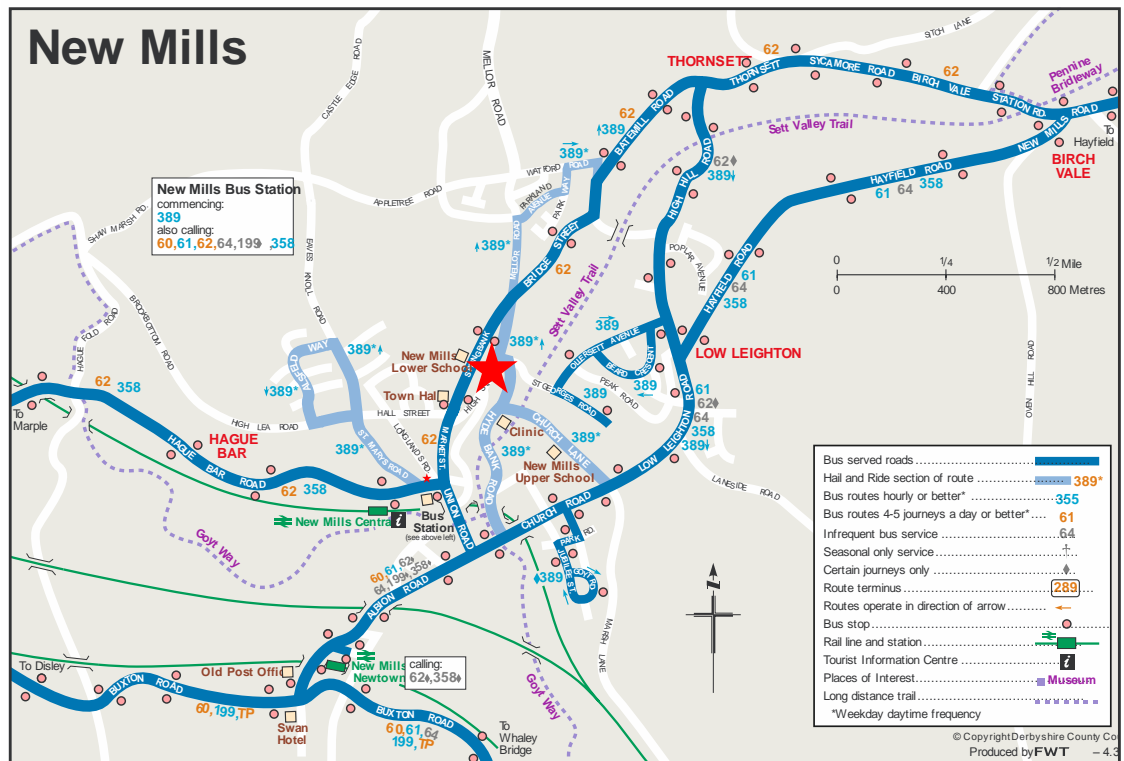
4.4 the upper garden and newly created front gardens will be sensitivly landscaped with a varity of native plant species to encourage and promote wild life habitats and create useful and plesent amenity areas.

5 ACCESS

5.1 The propertys will have level acess entrance doors with all internal doors allowing the passage of a wheel chair all internal rooms are of a size which would allow the use of a wheel chair around any furniture. the internal staircase's will be fitted with fused spurs to the top and bottom of the flights allowing for the simple addition of a stair lift if required at some future date.

5.2 there will be off road parking provision for four cars created there is also provision for secure cycle storage within the enclosed rear courtyard this area could also be utilised. If needed to store and recharge mobility scooters. There is excelent public transport links within a few hundred yards of the property giving ready access to employment areas and local facilities.there is a conciderable selection of amenities and services within comfortable waking distances.

Figure 4 BUS AND RAIL ROUTES



6 HERITAGE

A brief look at the architecture of New Mills

6.1 New Mills exists as a town and a community because of the advantages of its location on the banks of fast flowing rivers, channelled through a deep ravine.

6.2 The force, capacity and velocity of this flow on the River Sett attracted the location of a manorial corn mill. There is evidence for its existence by 1391, on the site of Salem Mill, but known then as Berde Mill.

6.3 The small community which grew up around it was described as New Milne. By the late sixteenth century the name is spelt as New Mill and by 1775 as New Mills. By this time, the industrialisation of textile production was in its early stages, and so early mill builders were attracted by the same fast flowing rivers of soft water, which provided both the power and the means of processing fabric production and printing.

6.4 To house the growing workforce, drawn to New Mills by employment in the textile mills and printing works, the rapid development of housing expanded beyond the original nucleus of cottages near the corn mill, up and along the steep river banks. Building on sites tightly constrained by topography, the houses were often back-to-back, tall and narrow, and even houses-on-top-of-houses. Bankside and Brookside, now mostly demolished, exemplified these styles.



6.5 Parts of Meal Street remain. Old halls and farmhouses from an earlier agricultural past were absorbed or demolished.

6.6 Local gritstone from nearby quarries provided the building materials for walls and roofs, so that by the mid nineteenth century, New Mills had, and still has, the homogenous appearance

7 PLANNING POLICIES.

7.1 The site lies within a predominately residential area. as such there is a presumption in favour of residential development subject to it being able to comply with standard development criteria. Such criteria includeing privacy distances between dwellings provision of satisfactory garden space , safe access and being of acceptable design. It is considered that the scheme as proposed fully addresses all such relevant criteria.

8 CONCLUSION.

8.1 The proposed development utilizes an existing empty property redeveloping it to its full potential creating much needed dwellings in a highly sustainable location. Creation of two dwellings will make full and efficient use of the site without causing any harm to neighboring properties. The scale appearance and landscaping are entirely appropriate for the area and it is concluded that the application is entirely acceptable. It is hoped therefore that the Local authority will look favorably on this application.



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