

Ref
47b,Market Street,
New Mills,
High Peak,
Derbyshire,
SK22 4AA ,

Design and Access Statement

Design April 2016

Change of use from Vacant former video shop to a Micro Pub. Existing use which is vacant was video shop and has been vacant for a while

The design was conceived with the inclusion of disabled people. ,

To be read in conjunction with the attached Notes Confirmation

There will be level access to the ground floor along with toilet (as the existing configurations) . With a minimum 1.00mm door way .to the lower ground floor.

Internal building works only. With new heating air conditioning unit to the side

The design will not affect the highways we are using the existing property using existing arrangements access arrangements for disabled people will be that they are given access to the lower ground and ground floor areas

The external layout will remain exactly the same but with the inclusion of side air conditioning unit ,There will be no external building works other than the extract unit. With an onsite bin store area to rear will be provided.

All the external finishes will stay the same; brick faced walls to rear and red face brick work, brick work and with timber painted window and doors all as existing

The metal internal metal window security system will be utilized and will be placed to the frontage across the window during the closing period and will be removed from the main ground floor windows during opening times, this matches the design of the lockable entrance gate configuration as existing

Amount The development is contained within the existing curtleage.

Layout

Scale external dimensions all as existing

There will be minor visible changes to the two air conditioning units these are at low level and will not be seen from either the frontage because of a lockable passage way timber gate and from the rear of the property because of the site configuration side only inclusion of rear, (drawings MS,47 . 01 To 05, and attached refer) of the Appearance all existing finishes will match existing

Access The property is located on the main commercial development of the main road through New Mills there are commercial properties all around the property and no accommodation near it. to the other side with a pub car park opposite , .There is a bus stop within 80metre.

There will be a storage bin area to the open rear area with recycling facilities serviced by prior agreement with either a local authority or a private company and access will

be available to the rear on collection days as required. Which can be accommodated within the whole development and will include for any recycling as required there is a separate access to the rear of the property via a service Road.

There is adequate off street parking to the front with near by

The use of existing spaces will be managed as one of the fundamental business plans thus reducing the need for car parking , .

Planning and Local residence Involvement.

None to planning at this stage but all existing neighbors have been told these alteration works comply with Design for Access 2(for work within existing properties) all these requirements.

Planning Statement

Beer Shed, a micro pub, hopes to trade from a former retail space on New Mills', Market Street. The shop sits between a florists and travel agent at the end of Market Street closest to the bus and train stations. The building consists of a long narrow retail space, with cellar rooms below, a toilet, stockroom area, small room with additional seating and a beer cellar. Access is at the front of the shop from the high street.

Beer Shed will be a very small public house, with space for around 30 customers. It will be essentially a bottle shop, with unusual and special beers from around the World. In addition there will be a few exciting and interesting beers on tap. There will be a focus on beers produced in the Peak District and Derbyshire.

The shop is very small and as such will not attract large groups of drinkers. I hope Beer Shed will be more like ' some ones front room', cosy and something of a community hub for local craft beer fans. A welcoming, friendly place where people can enjoy a quiet pint in a convivial atmosphere. As such there will be no television or games machines, the focus will be on conversation.

Upstairs there will be a small bar to serve from, some bench seating, stools and small tables with seating for around 16 and downstairs, a snug with one large table that can be booked by groups.

It is anticipated customers will be over 25 and fans of craft beer. Both sexes will be well represented and customers may visit alone or in groups with friends. The pub will often open later and close earlier than most in New Mills, typically 12 noon to 10pm weds thurs,sun and noon-11pm on a fri-sat . The relative maturity of the clientele and the lack of drinks promotions will further mitigate any nuisance being caused. Traditional keg lagers, cheap spirits or alcopops will not be served.

External modification will be limited to sympathetically decorating the shop front and replacing the existing sign with a hand painted one of the same size. There will be no illumination. The rotten windows will be replaced with conservation type wooden

frames. Demountable bars for security purposes will also be added to replace the current unattractive, fixed internal bars.

Internal modifications are limited to those required to meet building regulations, environmental health and to meet fire safety. There will be some plastering and redecorating and the installation of a small bar, and some fixed seating.

I believe the Beer Shed will be a valuable addition to New Mills for the following reasons,

- at present New Mills residents have a fairly limited offering in terms of both what and where they drink. The proliferation of Robinson tied pubs in New Mills, although many are excellent, means people have considerably less product choice than those in other towns.
- a long empty retail space will be occupied and employment opportunities will be created
- For customers wishing to enjoy a hard to find ale at home, the nearest artisan beer shops are in Marple and Stockport. We will meet this need locally
- Most present pubs also show televised sport, have DJ's or karaoke or serve hot meals. Some New Mills residents may prefer to have a drink in a more peaceful environment
- Micro pubs have recently opened in Hazel Grove, Buxton, and two in Marple and are a great success. I'm unaware of any instances of public nuisance associated with any of them. Indeed anecdotally, nationally there is very little evidence of crime being associated with Micro pubs
- New Mills now boasts two fine local breweries. Having an outlet for local craft beers in the town may further capitalize on the popularity of good local produce and encourage tourists to visit the town
- Beer Shed will not serve any hot food, but may offer a limited range of cold snacks; as such I hope to involve local producers in supplying baked goods and local cheeses, ham etc. which will help the local economy. It is anticipated after their visit, customers may also chose to eat in one of the local restaurants or make use of the towns excellent local shops.
- Loneliness amongst single people is proven to be on the increase, particularly amongst elderly men. Beer Shed would be a place for people on their own to meet and chat
- I hope Beer Shed will also become a meeting place for local interest groups, clubs and walkers and even commuters on the way home. I'd like to hold events such as local history lectures, crafting circles and charity events so as to put something back.

The intention of Beer Shed is to be a low-key amenity and a community asset not a nuisance. I understand the responsibilities and challenges of opening a new licensed premises greatly and feel I have considered fully how I can mitigate any nuisance however I would welcome any further suggestions from HPBC planning.