

Statement in support of a planning application for a change of use and a listed buildings application for 3 Marsden Street Hadfield SK13 2DP.

Applicant : Mrs. Penny Coxon, The Spinners Arms
Marsden Street, Hadfield.

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The Site

The site is a grade II Listed Building and forms part of the Spinners Arms Public House. Marsden Street is within the built up area of Hadfield but falls within the designated Hadfield Conservation Area overlooking an area of open space that runs along Marsden Street.

The site has a right of way [currently blocked by debris] from Queen Street to the rear of the properties.

Character Form and Design

In 1646 Hadfield Old Hall was built by Thomas Hadfield some 200 metres from where the Spinners Arms stands today. Sir Thomas had fought for the parliament in the Civil war and as result this area was the middle of the village of Hadfield until this was transposed to the present centre by the coming of the railways.

The cottages across the road from the Spinners were built towards the end of the 17th. century. As the cotton industry began to thrive in the 18th. century first as a cottage industry and then in the newly constructed mills that were dotted along every stream in Glossop Vale so the village began to expand and grow.

The Spinners arms was first built on its present site in the mid 18th. century with the cottage now known as No. 3 attached. The Buildings were built very much in the local rustic vernacular style which is how the cottage still appears.

The pub on the other hand received a 'facelift' in the mid 19th. century when a certain amount of reconstruction was undertaken and new doors and windows added in a more formal style. A description of the building alterations refers to coursed millstone grit walls with tooled Ashlar dressings and a fine welsh slate roof.

The cottage appears to be largely un altered apart from the front door which is wider than normal which is believed to have happened in 1982 when the cottage was designated for use as a beer cellar.

Amenity

The property sits at the heart of an area which enjoys easy access to a range of local amenities. The property itself whilst in use as storage facility with living accommodation over,- adds little nor detracts from local amenities.

Landscape

The property has a well established frontage and access to on street parking which will not change. The rear of the property has a sunken yard area and a raised garden. It is proposed as part of this application to restore the fences and rear gate to this garden and to reopen the access to Queen Street.

Crime Prevention

The property will be fitted with a new alarm system. It will be fitted with new doors and windows all with suitable locks and locking devices. The rear yard area which is largely concealed from the road and other properties will be fitted with infra red heat sensitive lighting, sited so as to prevent disturbance to neighbours.

Land

The owners having purchased the property very recently are reassured there are no unstable land, land fill or contamination issues with the site.

Materials

New double glazed timber box sash windows will be fitted to the bathroom and kitchen as the enclosed details based on traditional sash windows manufactured by Mumford Wood. Internally there will be a new timber staircase and stud partitions.

Conservation Area and Settings of Listed Buildings

There will be no change in the general feel of this building except it will return to being a dwelling. Thus there will be no impact on the Conservation Area and any work undertaken will strictly respect the buildings grade II listing.

Alterations and Extensions

The proposed changes are as listed in materials above and are minimal. No extensions are proposed. Though the ground floor has been used as a beer store since 1982 the first floor continued to be used as bedrooms and will continue to be so used with the addition of a new bathroom. This work will all be internal and the bathroom will be drained and vented to the rear of the property. At ground floor the former beer cellar will become the lounge and kitchen with the store/pantry used as a new toilet. The window to this already exists and again it will drain and vent to the rear.

Ecology

There are no ecological issues with this site. The outbuildings are in regular and frequent use and there is no evidence of bat habitats.

Access Parking and Design

There is good access to Marsden Street and whilst this property has no designated parking area of its own there is ample on street parking on Marsden Street which is largely unused except as a car park.

Housing

This is a residential area and this cottage will make a comfortable and very pleasant dwelling of a size and affordability rarely found these days.

With careful modernization of its facilities internally and the re-establishment of the amenity space to the rear this will be a most desirable property.

Business, Facility and Change of Use

The Spinners Arms like so many public houses stands at the heart of the community and sadly like so many in the licensed trade is faced with the effects of the recession and the loss of expendable income of its customers.

With 26 public houses closing every day throughout the country most are now looking at how they can survive until better times return.

The owner of the Spinners Arms has to ensure that every aspect of the business is run as efficiently as possible and is contributing to the prosperity and survival of the whole.

The house at No.3 was always entirely separate from the pub until Punch Taverns in the early 80s when pubs only prospered if they expanded into the restaurant business decided they needed to create eating space without disturbing the pub regulars. This they did by converting the cottage next door into a beer cellar, whilst retaining the bedrooms and converting the old beer cellar into a dining room.

We now find ourselves in an era when fewer and fewer people can afford to dine out. As a result the owner has decided the decision of 1982 should be reversed. The business logic is simple the income that can be generated by the restoration of the cottage as a dwelling for sale or to rent far outweighs its value to the business as a beer cellar. Indeed the owner has pointed out the change could be the difference between survival and the creation of another black hole in the community where the local pub once stood.

The sale of food within the premises is now adequately catered for and in fact no space will be lost. Beer sales which are the area where business has declined can be adequately catered for in a smaller cellar. The owner has decided the second gents toilet area which is rarely used is to be converted to the new beer cellar.

This proposal if it is approved is capable of providing a financial lift to this business without in any way detracting from its attraction as a centre of community life. Such a leg up could ensure the survival of this pub when so many around are failing.

Conclusion

This is a modest proposal to restore a property to its historic purpose which has minimal effect on the business, the environment and the amenity of its neighbours. It will create the kind of property in the kind of location, at the very heart of a community that so many seek.

By approving this proposal the Council makes a positive contribution to the prosperity and well being not just of a business but to the community.