



RIBA CHARTERED PRACTICE



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## Design Access and Security Statement Grey Mare PH

August 2018  
CAB/ 3236

1.00	Full Application For change of use and alterations (Conservation Area)
2.00	The Applicant DOFNS Ltd    Contact: Mr S Walker
3.00	Site Location Grey Mare PH 2 and 4 Glossop Road Charlesworth Glossop    Derbyshire    SK13 5EZ
4.00	Site Context The property is located on the east side of the A626 in the centre of the village of Charlesworth close to the junction with the B6174 and Town Lane.  It is a village centre location within some shops, Post Office, schools, day nursery, church, chapel, garage, equestrian stables, village club and another public house opposite. The village is some distance from Glossop and other villages and hamlets in the area. The Village has a Conservation Area surrounding the pub. Details can be ascertained from the "Charlesworth Conservation Area Character Appraisal, Adopted October 2010".
5.00	Introduction The Grey Mare has ceased trading as a Public House. It was put on the market for sale as the public house activity did not generate sufficient income to be viable and was purchased by the current owner. The owner proposes a change of use and conversion into three dwellings that is the subject of this planning application.
6.00	Existing Building The existing property comprises numbers 2 and 4 Glossop Road. Number 2 is the core pub with number 4 a self-contained cottage incorporated into the pub establishment to provide additional games room and kitchen extension.

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The core buildings are of stone construction under a blue slate roof and typical of the area and built in 1811. There is a distinct separation in construction between numbers 2 and 4, as noted on the front elevation. Windows to the principal elevations are not original. On the gable elevation facing the road junction an original doorway has been blocked up. The back of the core building has various flat roof extensions to form toilets and kitchen; those to no. 2 are not stone faced whereas the one to no 4 is. The appearance is generally untidy facing Town Lane. There is a yard that until recently was mostly a car park; but now enclosed with a low fence with gateway for cellar deliveries. There is a cellar hatch between the extensions.

#### 7.00 Community Asset Status

The Grey Mare is not listed an “Asset of Community Value”;

On assessment, there are three licensed premises in the Charlesworth and Chisworth area.

The village club is a multifunctional community asset (as stated on it’s web site) and caters for large groups and events as well as a meeting place centred on a bar and appears well used.

The George & Dragon is a more traditional public house offering a variety of activities and food. (it is interesting that there has been an application to build houses in the car park the income from which may be to bolster that of the pub/ brewery).

The Hunters at Chisworth has been renovated and much reduced in size (to one room as the old days) by the same applicant as the Grey Mare in an endeavour to retain the pub use. However, experience here has lead to this application for the Grey Mare featuring the discontinuance of licenced premises altogether within the property, particularly as there are active establishments close by.

The current situation with licenced premises is one of consolidation depending on the amenities available being suitable to the local community. In this case the process of attrition has shown that the club and pub have more to offer and indeed will have been strengthened by the Grey Mare ceasing trading.

To reiterate, the pub business was not viable despite the attractions offered and in the light of the current plummet in demand for drinking establishments and the surge in the



	requirement for housing this application would seem appropriate; with no loss to the community, only gain.
8.00	Heritage Assessment
	“Charlesworth Conservation Area Character Appraisal, Adopted October 2010”. This document sets the scene for the character and ambiance of the village and it’s locality as well as historical context.
9.00	Proposed Development
	<p>The present owner purchased the property with a vision to make the property have a more appropriate community use whilst respecting the history, character and ambiance of the property within the village.</p> <p>Since a previous application for the property it has become fundamentally apparent that there is insufficient interest in that proposal for the scheme to be viable.</p> <p>In order for the project to stack-up and the building brought into a useful and renovated state, this proposal is to return number 4 Glossop Road back into the cottage it was previously, before incorporation into the pub, and to convert the remainder of the property (number 2) into two more dwellings</p> <p>The conversion will be of good quality as demonstrated by the track record of the same developer in the Glossop and Chisworth areas.</p> <p>The property lends itself to the conversion, as is demonstrated on the drawings that accompany the application.</p>
10.00	Proposed Works
	<p>The property will be repaired and renovated as appropriate to ensure durability of the structure and respecting it’s prominent location within the village and work will be carried out using appropriate crafts. The main details are as follows:</p> <p>Front elevation to Glossop Road: Generally, windows will be returned to vertical sliding sash and set within the reveals in the traditional manner. The existing door to no.6 will be returned to its proper function. Signage, lighting and electric cables on no.4 to be removed. On no.2 redundant items and signage will removed.</p> <p>Gable elevation to Town Lane: Generally, windows returned to vertical sliding sash and set</p>



	<p>within reveals in the traditional manner. The existing doorway to be opened up to provide entrance to the new dwelling at this end of the property. Redundant banners removed and signage removed.</p> <p>Back elevation to yard: The proposal here is to generally tidy up the services, replace defective windows and repaint the modern extension in a more appropriate colour so as to be subservient to the natural stone facing masonry. If possible the rendered elevations are to be over clad with insulation with a rendered finish so as to give the external walls a more appropriate thermal standard. Windows will need to be changed where the required escape facility needs to be incorporated by Building Regulations. Doors will be GRP composite for security with design and colour to approval. The large kitchen extract duct adjacent to no 6 Glossop Road will be removed.</p> <p>The yard, generally, will be divided into four to provide amenity areas for the three dwellings plus two parking spaces. (The reintroduction of some parking is proposed for the yard for two vehicles). There will be a passageway for use by number 6 Glossop Road (preserving their right of way) as well as the number 4 dwelling.</p>
11.00	<p><b>Renewable Energy</b></p> <p>Renewable energy sources are always worthwhile investigating. However, the possibilities in this case are minimal and will be necessarily confined to modern heating and lighting infrastructure. The structure can be upgraded thermally where feasible and it is suggested that the existing rendered faces of the modern extension can be over clad with insulation with a rendered finish.</p>
12.00	<p><b>Access</b></p> <p>There is wheelchair access to the ground floors of the proposed dwellings as approach from the street is level through the yard. However, internally there is no opportunity for ground level toilets due to the size and configuration of the building with no scope for improvement being viable.</p>
	<p><b>Security</b></p> <p>External works will reflect the changes proposed. Presently there is an open aspect to the road frontage and cluttered landscape to the back. With the installation of new doors and windows the property will become more secure and is likely to have alarm systems.</p>



13.00	<p><b>Conclusion</b></p> <p>The fact that the present owner organisation has a personal and sympathetic interest in the property is a sound base from which to establish a sustainable future. Also, they have a track record for bringing redundant buildings back to life.</p>
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For RANDFIELD ASSOCIATES LTD