

## **SW381-PL007 Heritage, Design and Access Statement**

**April 23**

### **Single Storey kitchen extension to The Paper Mill Inn, Whitehough head Lane, Whitehough, SK23 6EJ**

#### **INTRODUCTION**

This statement has been prepared by SlaterWilde Ltd to support the application made on behalf of The Old Hall Ltd at The Paper Mill Inn, Whitehough, SK23 6EJ.

This statement sets out the assets of the site, the character of the site and the design process in addressing and responding to the site and its context. Accordingly this application includes a heritage statement. In line with paragraph 128 of the NPPF the level of detail provided within this statement is proportionate to the asset's importance and is sufficient to understand the potential impact of the new proposals on the existing building's significance.

#### **PROPOSAL**

The proposal submitted is for a relatively small scale single storey extension at 2.7m x 5.5m to the west elevation of the Paper Mill Inn. The proposal allows for the extension of the existing kitchen to house a wood fired pizza oven to aid the development of an established business.

#### **NEED**

The Paper Mill Inn has been modernised and adapted in the last 20 years or so which has ensured the vitality and future success of the business. The establishment has expanded its provision of services throughout this time. One provision is the pizzeria, which has gone from strength to strength from its initial conception when the pub was taken from a failed tenanted pub and renovated by the Old Hall team. Pizza has been the consistent offer that has maintained the Inn, and allowed it to prosper as a lively and popular drinking spot.

The initial pizza service was to supplement the offer of the pub, as a drinks led venue. The kitchen however was never designed to do the volume of pizza that is currently procured, and more crucially is prepared in an electric oven. The electric oven is no longer a viable and sustainable method as the business, as energy bills have increased by over £200,000 over the two public house sites.

The proposal therefore will provide housing for an upgrade wood fired pizza oven.

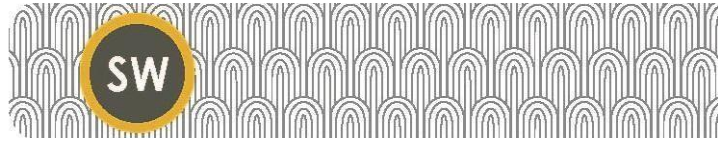
Policy E6 supports the development of Peak District tourism by retaining and enhancing existing serviced accommodation in towns and villages in order to encourage overnight visitor stays.

Policy E1 supports business development within development within the countryside that accords with Local Plan Policy EQ3 - Rural Development

The expansion of The Paper Mill Inn will maintain and enhance this existing tourist recreational facility and support a thriving local business within the countryside.

The proposed development would accord with Paragraph 80 of the National Planning Policy Framework which states that 'Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the





need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.'

Furthermore paragraph 83 provides additional support for the development affirming that 'Planning policies and decisions should enable: d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.'

## HERITAGE ASSESSMENT

The National Planning Policy Framework (NPPF) requires significance to be assessed when changes are proposed to heritage assets and for the impact of proposals to be assessed in relation to significance.

Assessing significance is a key principle for managing change to heritage assets, and is embedded within the NPPF. Significance can be measured according to hierarchical levels, the most usual ones being:

- Exceptional – an asset important at the highest national or international levels including scheduled ancient monuments, Grade I and II\* listed buildings and World Heritage Sites. Substantial harm should be wholly exceptional.
- High – a designated asset important at a regional level and also at a national level, including Grade II listed buildings and conservation areas. Substantial harm should be exceptional.
- Medium – an undesignated asset important at a local to regional level, including local (non-statutory) listed buildings or those that make a positive contribution to the setting of a listed building or to a conservation area. May include less significant parts of listed buildings.
- Low – structure or feature of very limited heritage value and not defined as a heritage asset. May include insignificant interventions to listed buildings, and buildings that do not contribute positively to a conservation area.
- Negative – structure or feature that harms the value of a heritage asset. Wherever practicable, removal of negative features should be considered, taking account of setting and opportunities for enhancement.

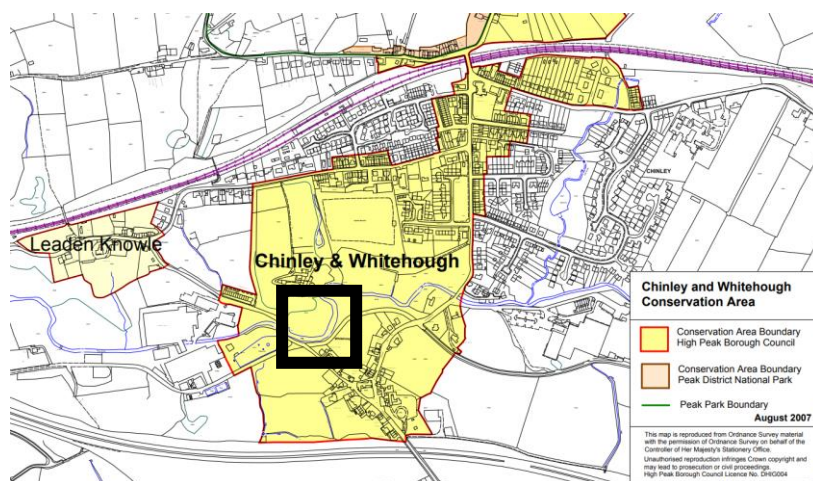
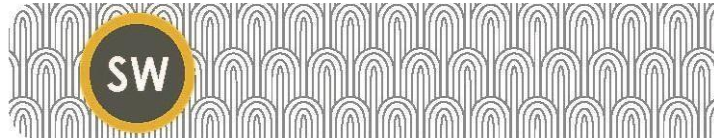


Fig.1 Map locating the site within the Chinley and Whitehough Conservation Area



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The Paper Mill Inn is not listed and does not feature on the Historic Environments Records, National Monuments Records or Heritage Gateway. It does however lie within the Chinley and Whitehough Conservation area and makes a positive contribution to this setting, so therefore could be considered of medium significance.

## HISTORIC DEVELOPMENT

History of the site is very limited and through the historical maps it can be seen the buildings on the site have had very little form change since the late 19<sup>th</sup> century.

Between 1898 and 1938 it would seem very little changes have occurred in terms of building. The pub was built by the owner of one of the two paper mills that used to exist in Whitehough. The building long known as the Odd fellows Arms now reverted back to The Paper Mill was constructed as a two storey building sometime in the 17<sup>th</sup> century. At some later date, perhaps as late as the 19<sup>th</sup> century the building was extended to the east to provide further accommodation. The host property retains many of its original features mainly to its front elevation, with recent works including the extension to form new two storey side extension in 2013 and the extension of space into the connected domestic dwelling in 2020.

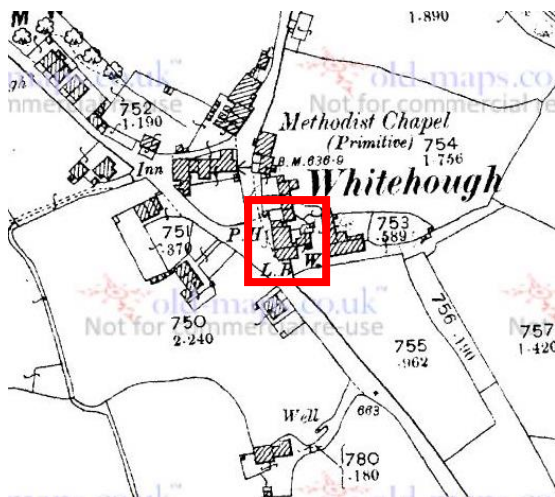


Fig.2 1898 map

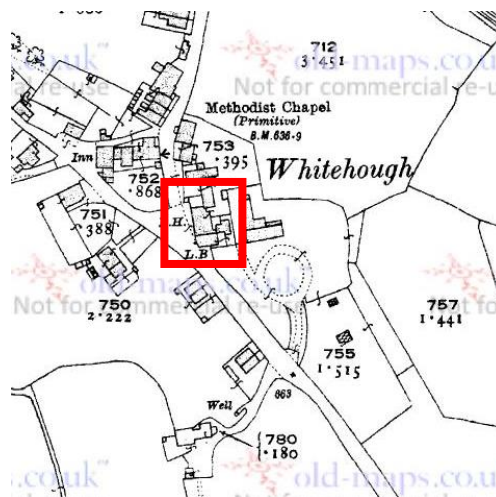


Fig.3 1921 map



Fig.4 1938 map



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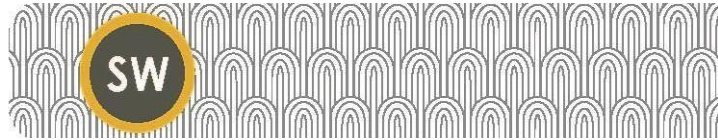
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The Paper Mill Inn is constructed from traditional High Peak materials of coursed gritstone walling, natural slate roofing and timber windows. Its detailing is simple and robust – typical of the locale. It sits comfortably within the Chinley and Whitehough Conservation Area amongst other vernacular buildings built from similar materials, and therefore contributes positively to its rural setting.

The proposals are minor in nature and fully take into account that the building is located within the conservation area. Preserving its historic and architectural character and significance is a priority. The new work has been designed to harmonise with the existing architectural style of the building or area; The design has been carried out to minimise its impact on the existing / original building and has been located in front of the new 2013 extension instead of in front of the original building. The glazing allows the connection with existing fabric and allows the existing to be seen. The new extension has been designed to sit within its setting.

Existing external fabric - The existing external fabric of the existing property remains unchanged and unaffected by the proposals: The 2013 extension is the only element of the building which will be affected by construction works. The proposals will have no negative impact on the existing external fabric and the net result will make a positive contribution to the historic building. Furthermore, the kitchen extension is vital to the success of the current business and will in turn provide a sustainable future for the listed building.

Existing internal fabric - The existing internal fabric will not be affected by the proposals. Internally the architectural and historic value of the affected areas is low. Much of the interior has been re-modelled and progressively repaired since its construction and much of this work is fairly recent.

The applicant's requirement to extend the kitchen area is fundamental to sustaining and growing the current business and therefore essential for sustaining the life of the the Public House and building. The proposals do not affect the historic core of the property.

The Paper Mill has historical and aesthetic value, and makes a contribution of medium significance to the Conservation Area, however we consider that the proposal will not be compromised by the proposals have no significant impact on the significance of the existing building and impact on the Conservation Area.

The introduction of the addition relates to parts of the building which are considered to have low significance. Overall, and for the reasons discussed above, the proposals enhance the architectural and historic value of the building and help provide a sustainable future.

## PLANNING HISTORY

The site has a detailed planning history with the majority of the applications minor alterations except for the extensions to the northwest elevation in 2013 and the Cress in 2014.

**HPK/0002/0632** – Improvements to toilets and structural works in lounge bar area – Approved 22.02.1984

**HPK/0002/7619** – Amenity Panel – Approved 31.03.1989

**HPK/0003/3728** – Build boundary front wall – Approved 11.08.1994

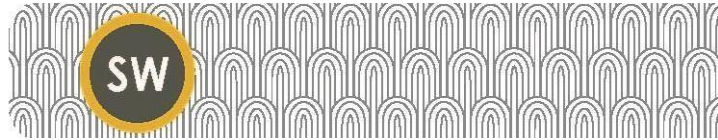
**HPK/2002/0859** – Replacement of two ground floor windows– Approved 29.11.2002

**HPK/0002/1210** – Signage

**HPK/2013/0154** – Two storey extension instead of a single storey extension as HPK/2011/0530 - Approved 22.05.2013

**HPK/2014/0277** – Two storey extension to the Cress adjacent residential property - Approved 27.08.2014





HPK/2020/0414 –Change of use of The Cress to expand public house - Approved 15.06.2020

## SITE AND CONTEXT



Figure 5: Site Location

### Site Location

The Paper Mill Inn has been a traditional pub that lies in the heart of the village of Whitehough for over 200 years. The public house and later additions consist of high quality two storey stone buildings with slate roofing.

The application site is in the ownership of The Old Hall Inn Ltd who own a number of buildings including the public houses (including The Old Hall Inn) with accommodation above and various ancillary buildings and outdoor space. The location of the proposed extension sits on the West Elevation of the public house and adjoins a previous extension provided, so does not sit in front of the original building but adjacent.

The area is afforded protection as it lies within the Chinley and Whitehough Conservation area and is located outside the built-up area boundary within green belt as defined within the Local Plan and the Chapel-en-le-frith Neighbourhood Plan.

**Use** - The area to be utilised by the extension at present forms a refuse storage area and cobbled hardstanding. Not utilised for anything other than refuse and access into the kitchen area of the public house. The building line at this location is set back from the highway some 4.2m.

**Topography** – This area of land falls slightly from east to west and is enclosed with stone walling and an open boundary adjacent the highway. The immediate buildings close to the area of proposal are of two storey traditionally built dwellings. No physical alteration to the level of the land would need to be carried out as a result of the proposal.

## AMOUNT, SCALE, LAYOUT AND APPEARANCE

### AMOUNT

The brief is to provide a new extension off the existing kitchen area to house a new efficient / sustainable wood fired pizza oven. The oven at present is not adequate and needs to be



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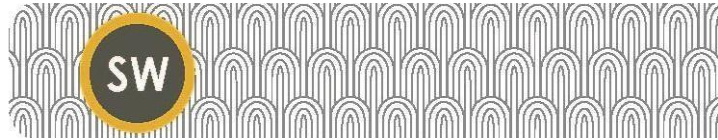
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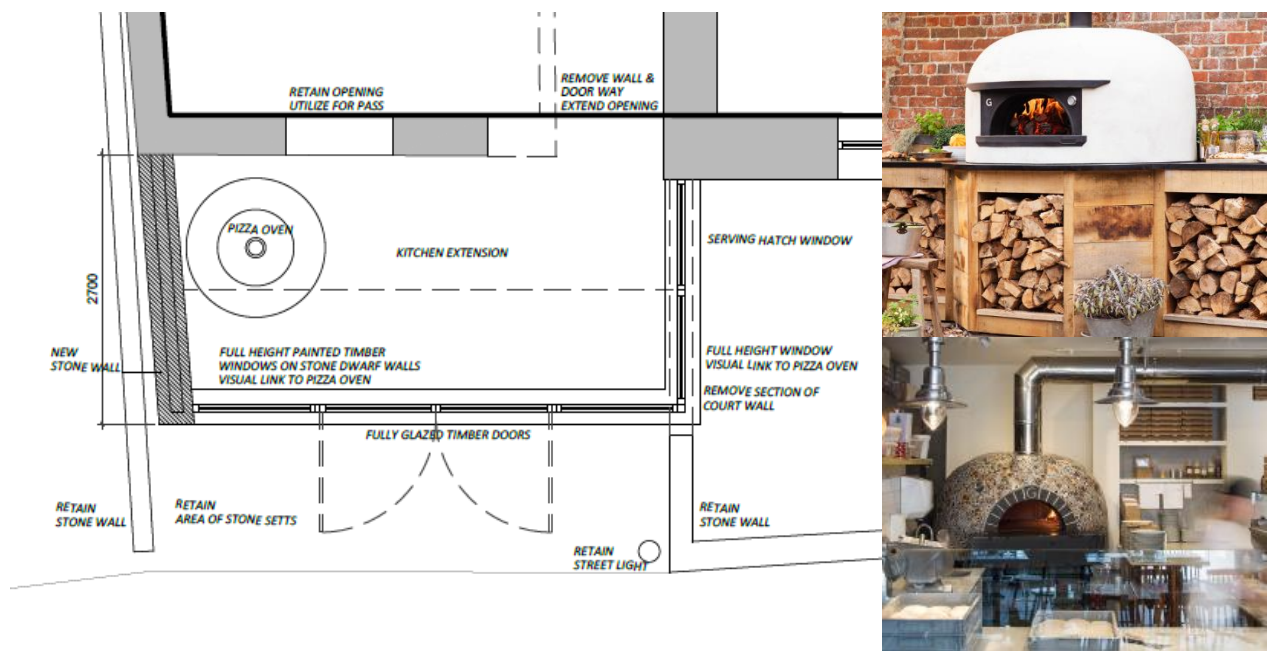
replaced, wood fired pizza ovens are much bigger and will not fit within the original building without affecting the structure and the compromising the already relatively small kitchen preparation space. The floor space proposed would equate to 11.5sqm gross internal area.

### SCALE, LAYOUT:

The extension has been carefully positioned to take advantage of the underutilised open area to the west elevation of the existing building.

The proposal is of relatively small scale, single storey at 2.7m deep x 5.5m wide with a height of 3.4m.

Work will involve as per the enclosed drawings, but briefly compromises of opening up the existing doorway into the existing kitchen area and forming a simple yet attractive open space, that houses the pizza oven, log store and pizza prep area only. The 'unattractive' workings of a busy commercial kitchen will be retained and hidden in the current kitchen space.



**Figure 6: Proposed Layout plan and imagery of distinctive wood fired pizza oven**

It is proposed the new extension will be created with as limited disruption as possible to the existing building and existing business activity.

### APPEARANCE

The proposed extension to expand the Public House has no impact on the internal fabric of the existing and limited impact on the external fabric.





**Figure 7: Artist Impressions -indicating the simplicity of design, the use of glazing to ensure link to new use and also visual link to the existing building. Maintain the scale and language of the existing building through the use of existing materials and scale.**

The proposal is simple and modest in design and utilises detail provided by the existing building and context adjacent the site.

Double glazed timber doors and windows sit on stone dwarf walls to the front elevation. These windows continue to south elevation, which faces the existing public seating court. The windows to this elevation extend up to the pitch roof line to allow expression of the vaulted roof space, materials and provide more natural light. One window, adjacent the existing building will be provided to allow service to occur in the summer months and which allow a further connection from inside the pub to the outside customers or passers-by.

This openness allows not only visual links into the pizza oven but also allows transparency of the existing building and provides connection between the use and the community/ passers-by.

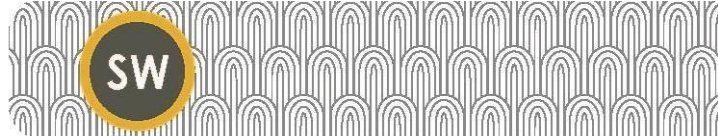
No access into the pub will be granted through the proposal for customers but patio doors will be located on the west elevation to allow exit by staff from the kitchen area.

The Northerly solid stone wall provides privacy/ protection to the adjacent neighbour and also provides a back drop to the pizza oven whilst grounding the building to the site. The roof is finished in Slate to match the existing.

All materials utilized will be sympathetic to the areas character and allow the structure to feel contemporary whilst respecting the character of the existing building and conservation area.

The plans / elevational treatment clearly shows that the proposed extension and use would not result in any detrimental harm upon the character and appearance of the existing building nor indeed on the wider conservation area.

The proposal does not affect the openness of the green belt nor has effect on the intrinsic character of the rural countryside in line EQ3 and EQ4 and respects the policies relating to Green Belt under chapter 13 of NPPF.



## **AMENITY**

Policy EQ6 requires that development achieves a satisfactory relationship to adjacent development and does not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The Paper Mill Inn is an established business and the enlargement of its existing facilities will not create any undue impact on adjacent development over and above the current established relationship. The extension proposed utilises the bin storage area in front of the property and provides a sustainable area of use without the need for physical change to the existing building.

The cobbled area in front of the new extension will be maintained for access only and will not provide any further public seating areas. The retention of this area limits the buildings scale adjacent the highway and also to the adjoining property.

As such the proposal would not result in any harm to the amenity of the neighbouring property with regards to overbearing impacts, overlooking, loss of privacy or loss of sunlight and should therefore, be acceptable under Policy EQ6.

## **LANDSCAPING AND ACCESS**

It is proposed to retain the landscaping as is. Any disrupted cobbles will be retained and re-laid once the extension is completed.

The stone boundary walls will be retained but to the southerly elevation the existing court stone boundary wall will be shortened to allow the construction of the extension.

Refuse & recycling will be relocated to a new commercial waste area located to the rear of the Paper Mill. This area will be managed, as is now, by the Old hall team.

## **PARKING PROVISION**

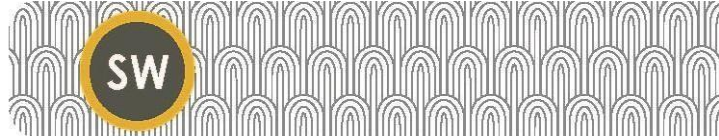
Policy CF6 ensures that development does not lead to an increase in on street parking to the detriment of the free and safe flow of traffic.

Parking within the village is limited and the existing public house does not benefit from any off street parking. At present the customers of The Paper Mill Inn, park within the existing car parking area adjacent to the Old Hall Inn. As the development proposals are not to increase additional eating and drinking areas but to increase the kitchen area only there will be no impact nor requirement to provide any additional parking spaces.

A safe bicycle storage area already exist to the edge of the car parking area at the Old Hall and will remain unaltered.

Emergency services access remains unaltered.





## CONCLUSION

The Paper Mill Inn business over the years has had to diversify to future proof against the challenges faced by the hospitality industry especially over the last few years and the Covid pandemic. These diversification projects to this established inn have provided a significant number of jobs for a local persons.

Since its change in owners and refurbishment the Paper Mill Inn has gone from strength to strength and has become a very popular locals and tourist destination just on the outer edge of Chinley and Chapel-en-le-frith.

The proposal achieves a high standard of development that provides an improved community facility. Contributing not only to the general enjoyment of the public house but whose visual appearance respects the architectural and historic character of the existing property in terms of scale, design, external appearance and detailing. This enhancing the architectural and historic value the existing building and surrounding Conservation Area without causing undue harm to the amenities of neighbouring occupiers.

It is considered that the scheme would result in a development that is in accordance with Paragraphs 80 & 83 of the National Planning Policy Framework and Policies S1, S1a, EQ6, EQ7, CF6 & E1 of the High Peak Local Plan. The proposals and expansion of the existing business will give a sustainable and economically viable future to the Building and will have no adverse impact which would cause significant and demonstrable harm and therefore it is requested that the application be recommended for approval.

Given the current increased costs, the busy season approaching and the proposed improved visuals from the spaces current use, we request that this application can be given as prompt attention as possible.

