SW394A-PL004 Heritage Design and Access Statement

Retrospective application for the erection of a freestanding stretched fabric canopy to accommodate outdoor seating/dining to The Old Hall Inn, Whitehough head Lane, Whitehough, SK23 6EJ

INTRODUCTION

This statement has been prepared by SlaterWilde Ltd to support the retrospective Planning application made on behalf of The Old Hall Ltd for the erection of a freestanding stretched fabric canopy within the southern walled garden at The Old Hall Inn, Whitehough, SK23 6EJ.

This statement sets out the assets of the site, the landscape character of the site and the design process in addressing and responding to the site and its context.

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. This report has been produced to comply with this policy framework and also incorporates the Design and Access Statement.

PROPOSAL

The proposal submitted is for the erection of a freestanding stretched fabric canopy to accommodate outdoor seating/dining within the southern walled garden at The Old Hall Inn.

NEED

The Old Hall Inn has been modernised and adapted over time which has ensured the vitality and future success of the business. The establishment has expanded its provision of services throughout this time and it's this continued offer that has maintained the Inn and allowed it to prosper as a lively and popular drinking spot.

The canopy was erected as part of the covid roadmap in 2021 under a time-limited permitted development right - Moveable structures in the curtilage of pubs. This was utilised to provide flexibility / versatility to enable extra space / social distancing during the covid pandemic.

The temporary Structure which has had a profound impact on the business and has provided a life line through the last few years on ensuring the retention of the pub and staff at the heart of the community. The initial service the canopy provided was to supplement the pub through the social distancing time, however the structure has made a valuable contribution to the pub, tourists and to the local community allowing community carol services, local group meetings etc.

Under permitted development Class BB (moveable structures for historic buildings) prior approval can be sort to retain a moveable structure for 120 days (as within a listed building curtilage). As the canopy has been such an asset, it is therefore hoped that through this applciation the structure can become a permanent arrangement to ensure the use of the garden area all year round for leisure and community purposes. It has become an extension of The Old Hall providing not only extra seating/dining space but also shelter to Cyclists, walkers, dog owners, tourists etc. and also has become a space for community groups to utilise for events.

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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

This expansion of The Old Hall 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 Frame Work 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.'

SITE AND CONTEXT



Figure 1: Site Location

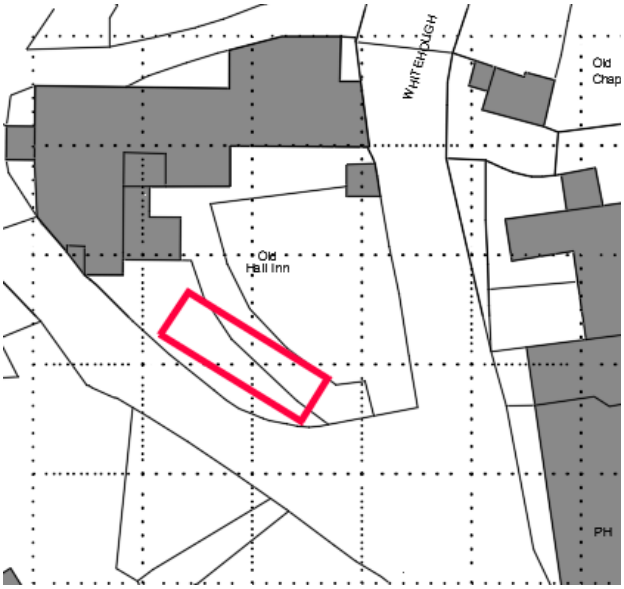

Fig.2 Location of Canopy

Site Location – The Old Hall Inn is located in Whitehough, on the southern outskirts of the parish of Chinley. 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 and Paper Mill Inn) with accommodation above and various ancillary buildings, outdoor space and carparking.

The area is afforded protection as it is a Grade II Listed building which lies within the Chinley and Whitehough Conservation area and is located within green belt as defined within the Local Plan and the Chapel-en-le-frith Neighbourhood Plan.

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Listing - The building was first listed on 21st April 1967 (amended 12th April 1984) (listing number: 1187237). The Listed description states: This list entry was subject to a Minor Amendment on 5 May 2022 to update text and reformat to current standards.

> *'SK 08 SW 3/88*
> *TOWN OF CHAPEL-EN-LE-FRITH WHITEHOUGH HEAD LANE (West Side) Old Hall Inn*
> *(Formerly listed separately as 'Old Hall Inn, Whitehough' and 'Whitehough Old Hall')*
> *Grade II 21.4.67*
>
> *Public house. Part C17 with later additions and part early C19. Coursed gritstone rubble with quoins. Gritstone dressings. Stone slate roof. Stone ridge stacks. Two storeys, irregular plan, three bay. South elevation - to west advanced gabled crosswing with six-light recessed and chamfered mullion window. Central major mullion and leaded lights. Dripmould over. To east, similar window with smaller major mullion and no dripmould. Beyond, to east, quoined doorcase with large lintel. Glazed C20 door. Restored four-light chamfered mullion window and second doorcase to east. Above, in crosswing, four-light recessed and chamfered mullion window with dripmould. To east, two similar windows without dripmoulds in gabled dormers. Attached to west, facing west, early C19 double fronted house. Central C20 stone porch. To either side, C20 bow windows in original openings. Two similar windows above.*

Although the The Old Hall Inn is listed we were advised by the planning department that no listed building application would be required for this proposal.

AMOUNT, SCALE, LAYOUT AND APPEARANCE

Amount & Scale

The proposed is very minimal in development terms. The canopy structure covers an area of 15m(l) x 4.6m (w) which equates for a covered area of 69sqm. The southern garden area in which the canopy sits equates to an overall area of 504sqm so the covered area would equate to 13% of the southern garden.

It sits at the level of the upper garden and at its highest is 2.9m above the external level dropping down to 2.4m at the northern pinnacles and 1.4m to adjoining the boundary wall. The boundary wall sits approx. 1.6m from this level but increases as the adjacent road falls.

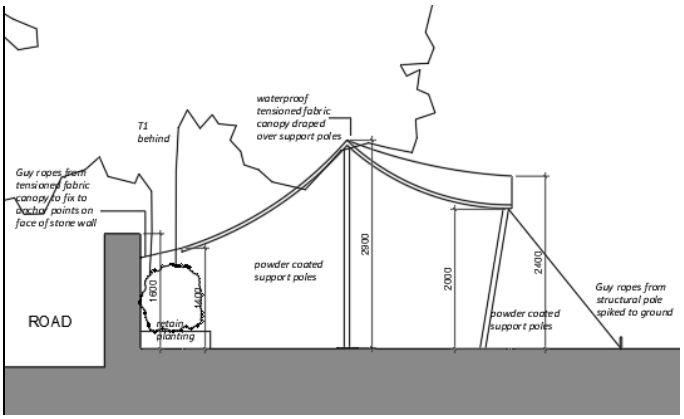

Figure 3: Cross Section through the canopy showing its relationship to the southern boundary wall

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Figure 4: Looking South toward the canopy from within the garden – allows extra seating/dining space but also shelter to Cyclists, walkers, dog owners, tourists etc. and also has become a space for community groups etc

Layout –

The canopy structure has been carefully positioned to not detract from the Old Hall itself. It is positioned behind the southern garden boundary wall to ensure there is a limited view. The open sided canopy allows a flexible space to be utilised for temporary dining, seating and for more community groupings.

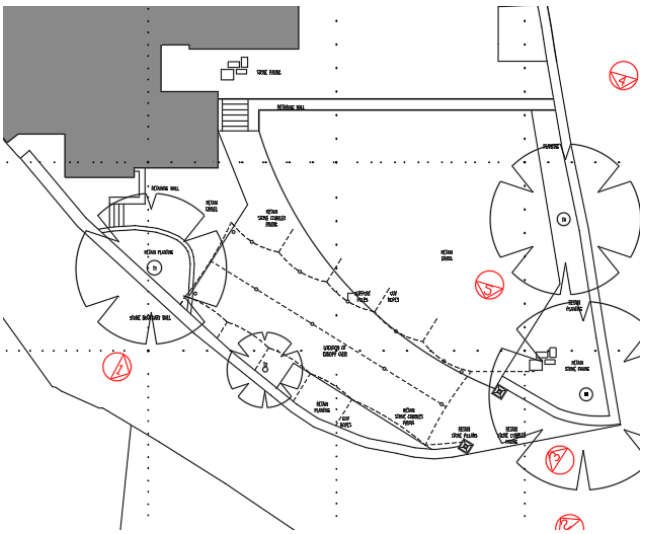









Figure 5: Location Plan and photos showing the canopies relationship to the Old Hall building group and its relationship within the walled garden. Sited close to the southern boundary wall to minimise its visual impact on the old hall and the conservation area

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Appearance-

The proposed canopy is simple and modest in design. Powder coated steel support poles, black in colour, draped with an off white waterproof fabric to form the peaks and troughs. Anchored to the ground on the northern edge with black guy ropes around timber stakes. The structure is temporary in nature but due to its location and the existing stone paving 6no. fixing ring (15mm) points anchored along the boundary wall are utilised to enable stabilisation.

The canopy has no impact on the fabric of the existing listed building.



Figure 5: Shows the off white water proof fabric draped over the surface mounted support poles



Figure 6: minimal anchor points to boundary wall utilised as ground stakes could not be utilised due to existing stone paving

The plans / elevations/ photos clearly show that the proposed does 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.

LANDSCAPING AND ACCESS

All landscape, access, parking and refuse have not been affected by the proposed and are retained as is. The external boundary garden walls will remain unchanged.

HISTORIC CONTEXT

The Old Hall Inn was first listed in 1967 as noted above. The Old Hall has historical and aesthetic value, and makes a contribution of high significance for its historic and architectural value as a 17th century residence subsequently converted to an Inn. The property is within the boundaries of The High Peak Borough Council and lies inside the Whitehough Conservation Area.

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The east and central areas of the South (front) elevation have perhaps the highest significance of the elevations due to the largely unaltered and original fenestration arrangement. This is formed by a two storey structure of irregular plan with 2 pitched dormers to the east side and an advanced gabled crosswing forming the central Hall. A mixture of multi-light mullioned windows with stone surrounds are a feature of this elevation.

IMPACT ASSESSMENT

The proposal is very minor in nature and has fully taken into account that the host building is listed and where it sits is within the conservation area. Preserving the historic and architectural character and significance is a priority. The proposal put forward do not affect the historic core of the property and the existing building and landscape areas are unaffected by the proposals. The impact on the exterior and setting of the listed building is therefore low.

We consider that the Listed building will not be compromised by the proposals and therefore have no significant impact on the existing building nor any impact on the Conservation Area.

CONCLUSION

The Old Hall 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 local persons. The Old Hall Inn has gone from strength to strength and is very popular for locals and tourists alike and has become a destination just on the outer edge of Chinley and Chapel-en-le-frith.

We strongly believe the proposals are consistent with local and national policies for the following reasons:

- The proposal is a high quality structure of minimal scale
- Due to the proposals location within the walled garden it has a very low impact on the historic character of the existing building and that of the surrounding built environment / Conservation Area.
- The proposal does not cause any undue harm to the amenities of neighbouring occupiers.
- The historic form, character and integrity of the listed building is retained.
- The proposal provides a facility which contributes not only to the general enjoyment of the public house but provides an extended use for tourists and the local community

We feel the proposal set out, is in accordance with Paragraphs 55 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 assist a sustainable and economically viable future.
The proposals will have no adverse impact which would cause significant and demonstrable harm and therefore it is requested that the application be recommended for approval.

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