

Heritage Assessment Design and Access Statement

The Jodrell Arms Hotel

39 Market Street
Whaley Bridge
SK23 7AA



MELLOR HOMES

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LW
Interior Design

Contents

1. Introduction
2. Description of Works
3. Existing & Proposed North Elevations
4. Design & Access Statement
5. Heritage Assessment
6. Historic Development Plans
7. Existing Images
8. Conclusion

Introduction

This statement has been prepared to support the listed buildings application to enclose the courtyard area within the Jodrell Arms Hotel's ground floor in order to create an enclosed 'conservatory' type dining room.

The scheme within this application is for the addition of a roof and a glazed end wall with doors to the internal courtyard area and is in addition to the already approved scheme HPK20210612.

Work on site has started in relation to this previous application, no work has yet started in relation to this courtyard scheme.

This application is submitted alongside an S73 application in relation to the previously approved full planning application HPK20210611. This S73 application is in relation to retaining the scheme previously submitted with the addition of internalising the courtyard area in order to create an extra dining room.

The proposed changes will allow the Jodrell Arms Hotel the opportunity to cater for more covers within their restaurant/bar and allow them the potential to hold private functions which is something that the general public have expressed an interest in.

The proposed works have been clearly identified through the supporting documents to allow easy understanding. These proposed works echo the previously approved HPK20080588 scheme in which it was also proposed that the courtyard would be internalised and a roof lantern added.

Differences

An overview of the differences within these proposed works and the previously approved proposed works are identified below:

- Kitchen will now be in its own space as opposed to being an open kitchen to the North end of the large dining room.
- Courtyard will be elevated from an open air staff area with covered walkway to an enclosed, airy dining room with crittal style windows & doors to the North elevation and a glazed roof lantern.
- Large dining room will now be for dining only, this will no longer house an open kitchen to the North end.

Planning History

The list of planning history for this property from the HPBC website is as identified below:

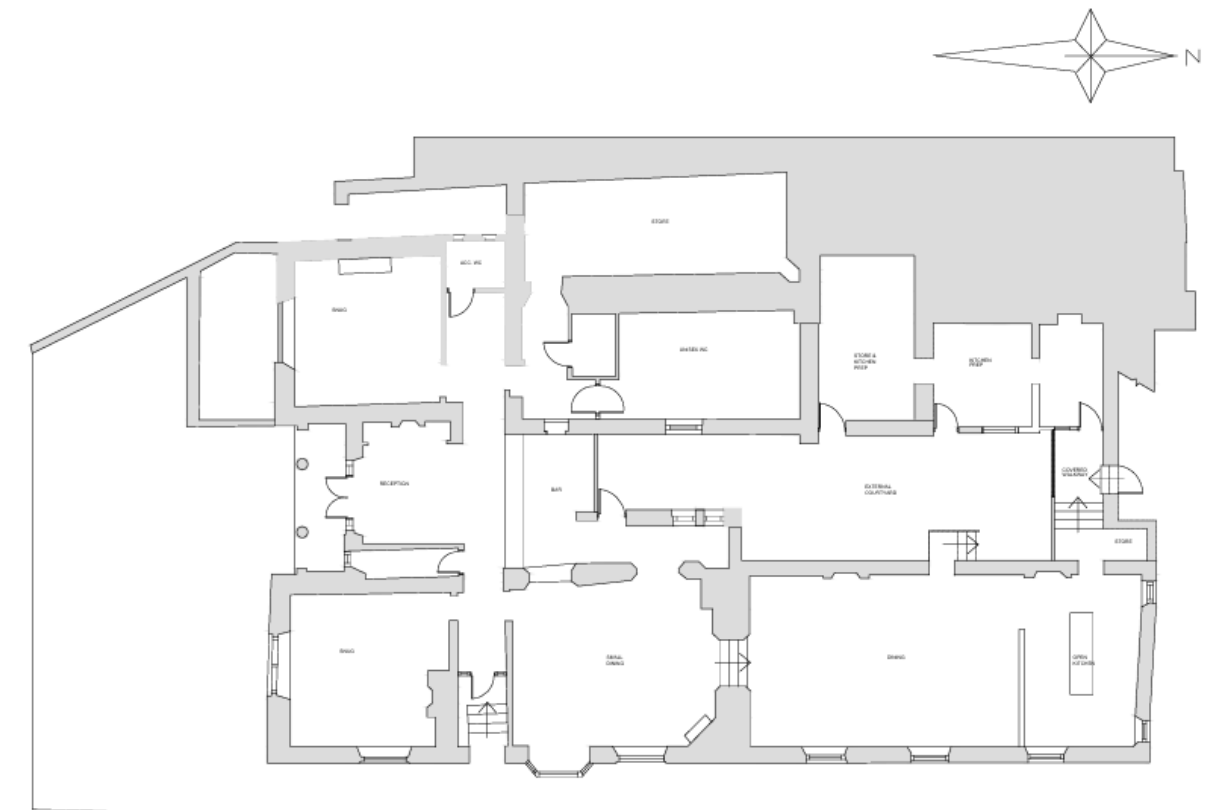
HPK/2008/0588 Approved 2008
HPK/2008/0589 Approved 2008
HPK/2011/0605 Approved 2011
HPK/2011/0606 Approved 2011
HPK20200321 FULL Approved 2020
HPK20200322 LBC Approved 2020
DOC/2021/0101 - Approved 2021
HPK/2021/0611 FULL - Approved 2022
HPK/2021/0612 LBC - Approved 2022

Description of Works

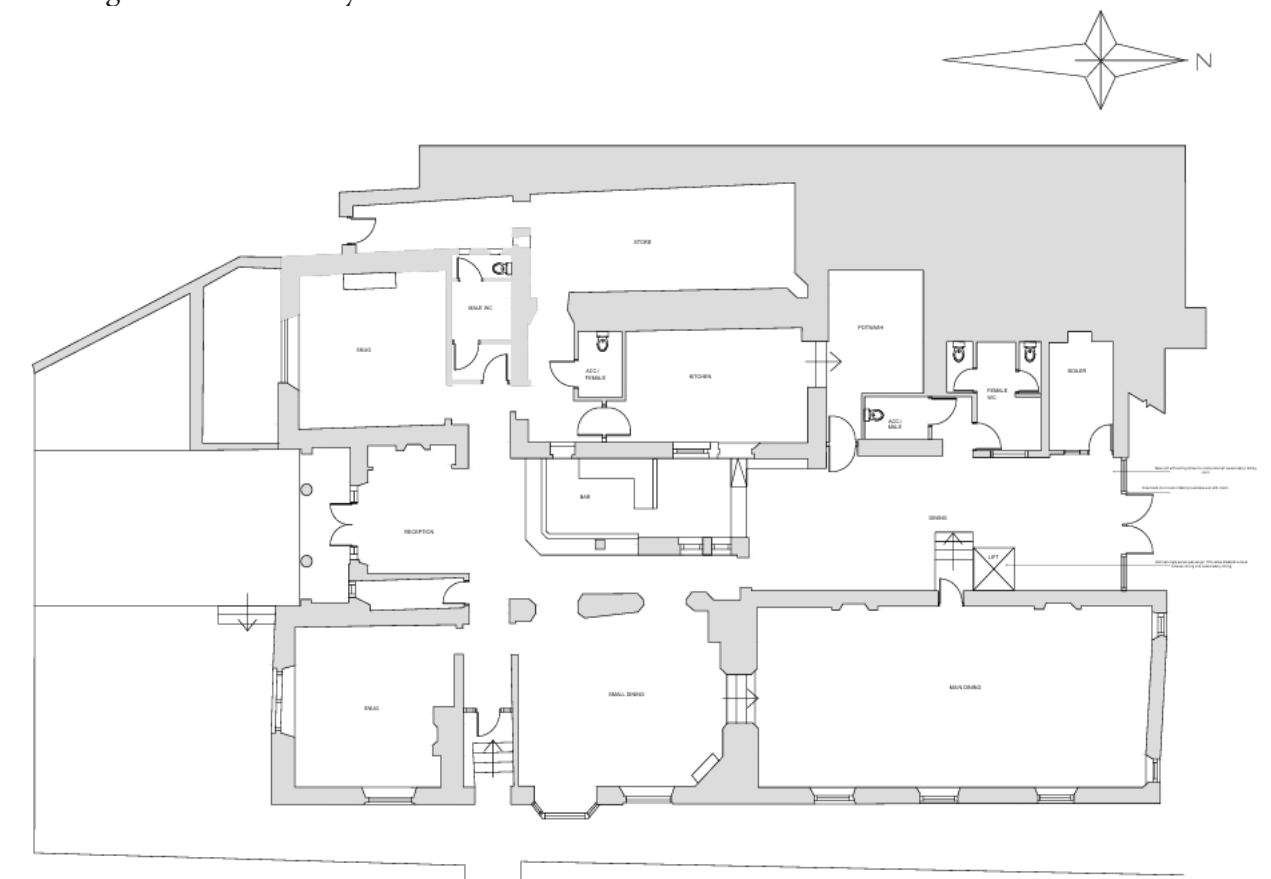
The works proposed within this application are in addition to the works approved in the 2022 application HPK20210612 in which the client aims to re-open the ground floor of the Jodrell Arms Hotel as a restaurant and bar to serve the community of Whaley Bridge.

The works within this application will add an extra dining space to the Jodrell Arms hotel which would serve as both a conservatory style dining room and a space for private functions. This work is only to the ground floor and will not affect the above floors.

The proposal is to retain the majority of the previously approved layout, keeping the lobby, snugs, bar and dining areas and adding a further dining room by enclosing the current external courtyard area. The proposal changes the location of the kitchen from an open kitchen area in the North end of the large dining room to its own area within the current store and back of house areas. This courtyard will become an internal conservatory style dining room with a glazed roof lantern in the ceiling and glazed crittal style windows and doors to the North elevation. The previous application retained this courtyard as an external courtyard with a covered walkway leading between the 'open kitchen' and kitchen prep areas. This new proposal removes the solid wall with door to the Northern elevation and replaces this with glazed crittal style full height windows with central doors. This elevation can be seen in the proposed North elevation drawing which accompanies this application.



Existing Ground Floor Layout

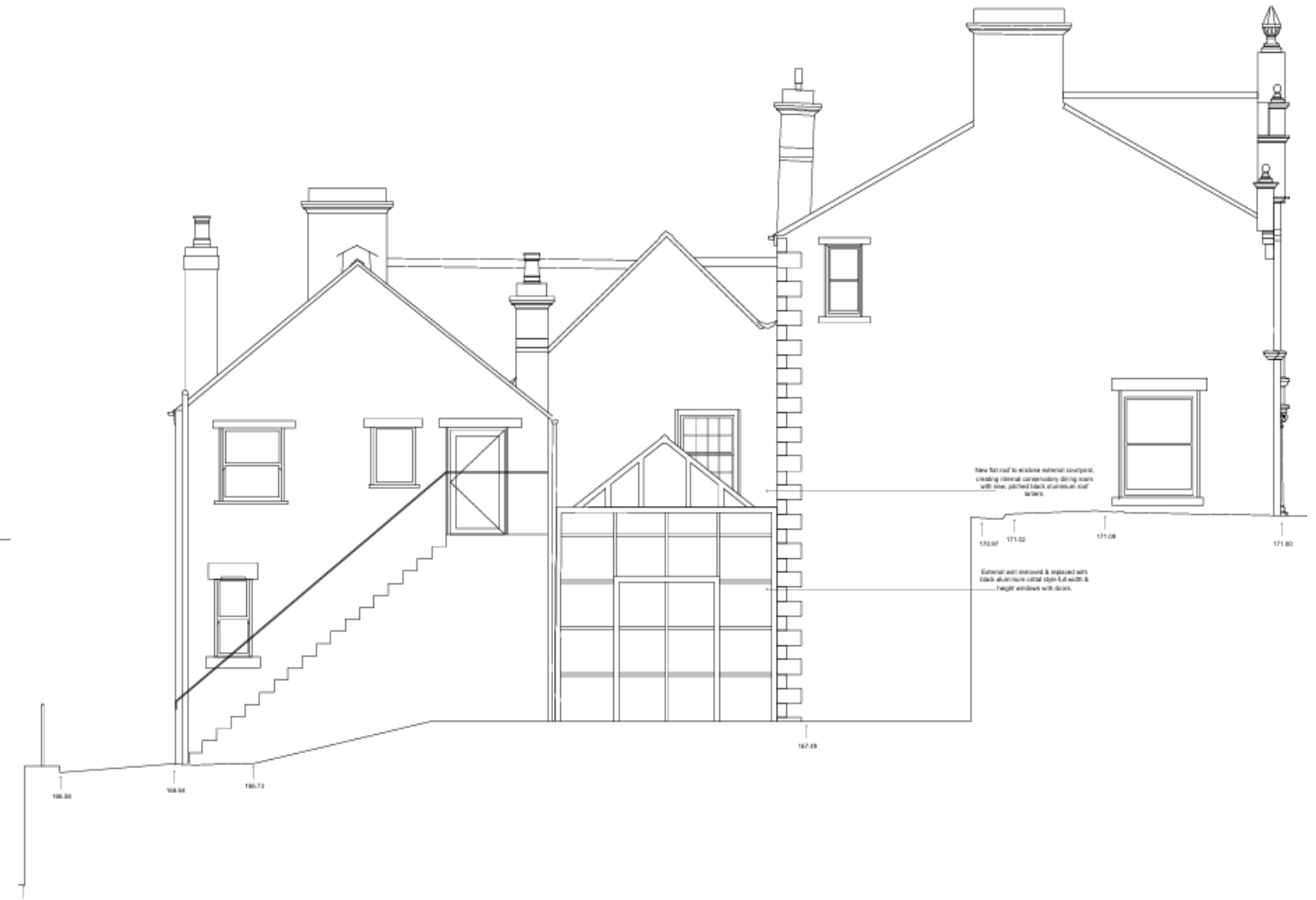


Proposed Ground Floor Layout

North Elevations



Existing North Elevation



Proposed North Elevation



Images showing the existing condition of the courtyard, proposal includes relaying of the stone flooring and cleaning and retaining the walls for an exposed internal finish.

Design & Access Statement

Introduction

This proposal is set within the existing building and this document will focus on the considerations which are important to the success of this proposal.

The design within this proposal has carefully considered the historic structure, with the new structure being to enclose the courtyard. The walls surrounding the courtyard are mostly from the post & pre war 20th century phases as shown in the historic development plan.

Function

The Jodrell Arms hotel was run as a hotel/pub with rooms, this proposal will not change this function. This proposal aims to add to the functioning area of the Jodrell Arms through the addition of an extra dining room/function area.

Transport

The Jodrell Arms is within the town centre and benefits from all of the transport links that come with the location.

Within walking distance the transport links include:

- Bus stops
- Train Station
- Public Car parks

Access

The design within this proposal has been prepared to the best practice, considering the constraints of this historic building.

The hotel has level access from the main entrance to the bar, snugs, small dining room and lobby but steps down into the large dining room.

This proposal affords better access throughout the space due to the addition of a lift between the large dining room and the new courtyard dining room. The access out into the courtyard dining room from the bar is level access and the proposed lift will allow access between this dining room and the large dining room.

Refuse

This proposal does not affect the previously approved refuse storage solution.

The refuse collection service will be collected from Market Street.

Car & Cycle Parking

Appendix 1 of the High Peak local plan states requirements for car parking and cycle storage.

This proposal does not affect any of the car parking or cycle storage options available to visitors. Due to the sites location and surroundings it is not feasible to add additional car parking or cycle storage.

There is a car park to the south of the hotel and a large number of public parking options are available within walking distance. There is cycle storage available outside the train station.

This provision has not been reduced or amended since the hotel was last in use or since the previous application was approved.

Heritage Assessment

Introduction

The Jodrell Arms hotel is an important historic landmark within the town centre of Whaley Bridge, it provides a key orientation for the town when arriving by train.

The building has many alterations and additions spanning various time periods. The building has a strong character internally and externally which are to be conserved and enhanced.

This heritage assessment aims to explore and assess the heritage of the structure itself in relation to this proposal.

Listing Description

The Jodrell Arms is a Grade II listed building (1088131). Noted below is the description from Historic England.

WHALEY BRIDGE BUXTON ROAD 1. 5172
(West Side) Jodrell Arms Hotel SK 0181 1/4 II 2.

A hotel building with Victorian Jacobean front elevation but C16 origins, with features of mid C19. Irregular plan. 2 storeys, rough rendered, with Welsh slate roof. 3 gables to front elevation, each with a large finial.

The ends break forward each with 1 window in stone surround with cornice above a window of 2 lights in rendered shouldered architrave. Gable ends stone coped, with kneelers.

The centre block, set back, has a blocked arched window with dripmould to the attic storey above 2 windows to the 1st floor, the ground floor having a Tuscan columned porch with entablature and cornice, now glazed, with glazing bars to windows and doors.

Side elevation of 2 storeys in painted coursed stone. Rusticated doorway to side. Interior has chamfered beams.

Previous Applications

This application is similar in nature to the applications previously approved in 2008 HPK/2008/0588 & HPK/2008/0589 in which the courtyard was also enclosed and a glazed roof lantern was added.

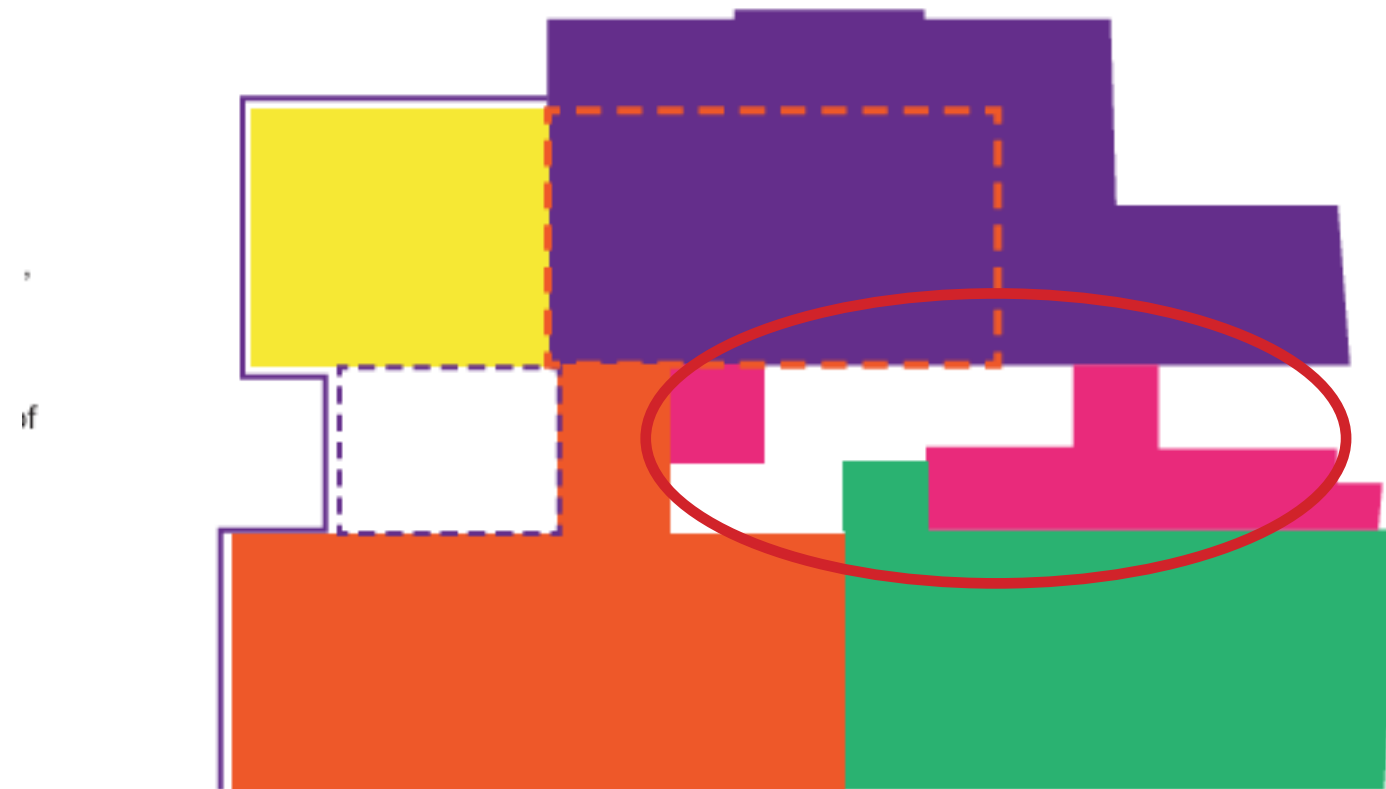
This application does not aim to reproduce the 2008 application as the works proposed in this current design are in addition to the applications which were approved in 2022 HPK/2021/0611 FULL and HPK/2021/0612 LBC.

This current application is a proposal that we utilise part of the approved application from 2008 in order to better utilise the space.

Historic Development Plans

This illustrative plan demonstrates the development phases of the Jodrell Arms throughout the centuries. This plan was used as part of the 2022 approved HPK/2021/0612 LBC application alongside the detailed ground floor, first floor, second floor and cellar plans.

This current application refers only to the ground floor works. As is shown in the phasing plan the area which we are proposing to work on is primarily pre and post 20th Century. The area in which the currently exposed courtyard sits has been circled for reference.



Summary illustrative plan showing phasing (simplified)

KEY		
PHASE 1		16 th Century
PHASE 2		17 th Century
		Early 18 th Century
		Late 18 th Century
		Early 19 th Century
PHASE 3		Late 19 th Century
PHASE 4		Pre-War(s) 20 th Century
		Conflict Period th Century
PHASE 5		Post War 20 th Century

Existing Images



Courtyard with entrance into bar blocked up.



View of North gable from public footpath.



View of courtyard from second floor window

Existing images show the current condition of the exposed courtyard and the wall on the North gable.

This application proposes to enclose the courtyard using a flat roof with glazed roof lantern as shown in the proposed plans and removal of the wall to the North gable, replacing this with glazed, crittal style windows & doors as shown in the proposed North elevations.

Conclusion

Previous Application

This design & access statement and heritage assesment has discussed the proposals for the development of the grade II listed Jodrell Arms Hotel. The works outlined within this application are in addition to the works already approved within the 2022 applications.

This proposal aims to build upon the 2022 application, allowing the Jodrell Arms to cater for more individuals within the Whaley Bridge community through the addition of an extra dining/function space and a small lift to allow movement throughout the ground floor.

This current application has been carefully thought through to ensure that the overall impact of the design will enhance the historic building and allow the Jodrell Arms Hotel to re-open as an asset to the locality.

Proposed Alterations

This application has illustrated the additions to the previously approved scheme which was granted in 2022. The changes made within this current application have been considered and assessed within the context of the entire scheme, considering the already approved works.

In addition to the approved application, this current scheme does not propose any changes which would affect the significance of the listed structure or the conservation area in which it is located.

Alterations to the layout are minimal but allow the Jodrell Arms to be opened as a well thought out hotel/pub with rooms. The alterations include relocating the kitchen from its current proposed location and enclosing the external courtyard to gain an extra space for the restaurant.

Externally these alterations will add glazed, crittal style windows and doors to the North facade and a glazed roof lantern.

Overall Conclusion

This proposal aims to add to the previously approved 2022 application, taking into consideration some of the aspects of the approved 2008 application. When taking into consideration the proposed additions within this application, the overall scheme should be considered a positive impact on this heritage asset. Allowing the Jodrell Arms Hotel to cater for more guests within it's restaurant and providing the local community with a function space.

The reopening of the Jodrell Arms as a fully functioning hotel/pub with rooms is an asset to the social function of the town of Whaley Bridge. The hotel represents a social and cultural landmark within the town with its prominent position.

This application proposes to enhance the previously approved 2022 application and aims to allow this important building to be used for multiple purposes. It is believed that this will provide solid foundations for the future of this heritage asset and local landmark.