

Design and Access Statement

Halcyon Restaurant, 101 Station Road Hadfield SK13 1AR

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HIGH PEAK BOROUGH COUNCIL
GLOSSOP SITE
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Design and Access Statement

101 Station Road, Hadfield SK13 1AR

Proposal for change of use and extension

Physical

The premises are situated on Station Road, the main shopping street in Hadfield. The building is a three storey shop with residential accommodation on the first floor. It comprises

- basement - with laundry room, workshop and storage areas
- ground floor - shop front with retail area and a living room and kitchen to the rear there is a separate entrance on this level giving access to the first floor accommodation
- first floor - 4 bedrooms and bathroom

Social

The shop was built in 1898 as part of the development of Hadfield when the reservoirs were also built and Hadfield was a thriving Mill town. It was initially a milliners and was then acquired by the Ross family, and traded as a greengrocers and fishmongers. The premises were handed down to the son who then ran a coach company using the shop as a booking office and the rear parking area for the coaches. This ceased to trade 16 years ago when Mr Ross suffered a stroke and has been used as residential accommodation by him although he insisted on retaining the shop front with the hope it would be returned to retail use in the future.

Mr Ross has sadly died recently and the Ross family are selling the property.

It would be appropriate to return this property to its original retail function in keeping with the planning department scheme to refurbish the other shop fronts in Victorian style. The area has a lot of retail premises that have been converted to residential and there is a risk of the shopping street losing further credibility as a retail centre if the tide isn't at least quelled.

At present there is no restaurant in Hadfield and very little activity provision for local children through the day, at weekends and during holidays.

Economic & Planning Policy

The proposal takes account of the housing moratorium and actually reduces the residential accommodation provision from 4 beds to 2 and proposes a ceramic cafe, restaurant and self contained residential apartment, all of which would benefit the area economically. There will be employment created daytime for 2 staff in the cafe and in the evening for 2 waiting on staff.

Involvement and Evaluation

Local residents and retailers who have been consulted informally are in favour of the proposal as it will provide leisure facilities both for residents and tourists, and bring much needed additional business into the area.

Design

The property will be returned to its original appearance with period colour and dressed window in keeping with a high class late Victorian restaurant. The interior will similarly be refurbished with cornice, polished wooden floor and decor in late Victorian/arts and crafts style. It will be run as a high quality exclusive restaurant providing British food using and promoting local produce and also with additional special dishes from Middle Eastern cuisine as the chef I am appointing has chefed for the Saudi royal family in London, Riyadh and Jeddah. He is seeking to create a beacon restaurant and hopes to establish a cookery school in the vicinity which will provide further facilities, income, and employment for the local community. Additional kitchen, cleaning and front of house staff will be recruited locally.

Use

It is planned that the restaurant and ceramic cafe will ultimately be open from 7am to 12 midnight 7 days a week. Shorter hours are envisaged during the initial opening programme. Initial proposed hours will be 9am to midnight 7 days a week.

The 7-9am opening proposal would be to cater for commuters breakfasting or collecting breakfast/lunch boxes for consumption off premises. There will be no take-away facility offered for the rest of the day, and alcohol will not be sold for off-premises consumption.

Amount

It is proposed the brick garage at the rear of the property which is in very poor state of repair be demolished and provision of 3 open parking spaces be created in its place. A single storey extension to be built to provide additional cold storage facilities. The extension area is similar in size to the garage but will be adjacent to the main building, and will be finished with render to match neighbouring wall alongside current garage. The roof will be felted, with re-inforced non-slip surface to the escape route line.

Layout

There will be no change to the present layout apart from the addition of a single storey extension to provide cold storage at the rear of the premises.

Scale

The total site area is 185 m²

the rear elevation is 11m high 8.4m wide and the total length of the current property is 11.4m.

The extension will be 2.7m high 3.0m wide 2.9m long and will lie within the area currently enclosed on 3 aspects by the existing buildings. It will not extend beyond the current building line. The escape stairs will come down into current garden area.

Landscaping

Garage to be demolished and exposed face to be finished to match existing render.

Provision of 3 hard surface parking spaces and pedestrian access to the rear with protective iron railings separating vehicles from pedestrians. This will match the proposed railings around the fire exit across the roof of the extension.

An outdoor eating area will be available for use, weather permitting.

Planting to be in keeping with the Victorian theme of the property and to provide culinary herbs for the kitchen, and screening from the parking area. see plan. The area will be maintained by local garden maintenance contractors.

Appearance

The original Victorian shop front will be restored in keeping with the 'Glossop Vision' theme. Artist impressions have been provided to illustrate proposal in context of surroundings.

Access

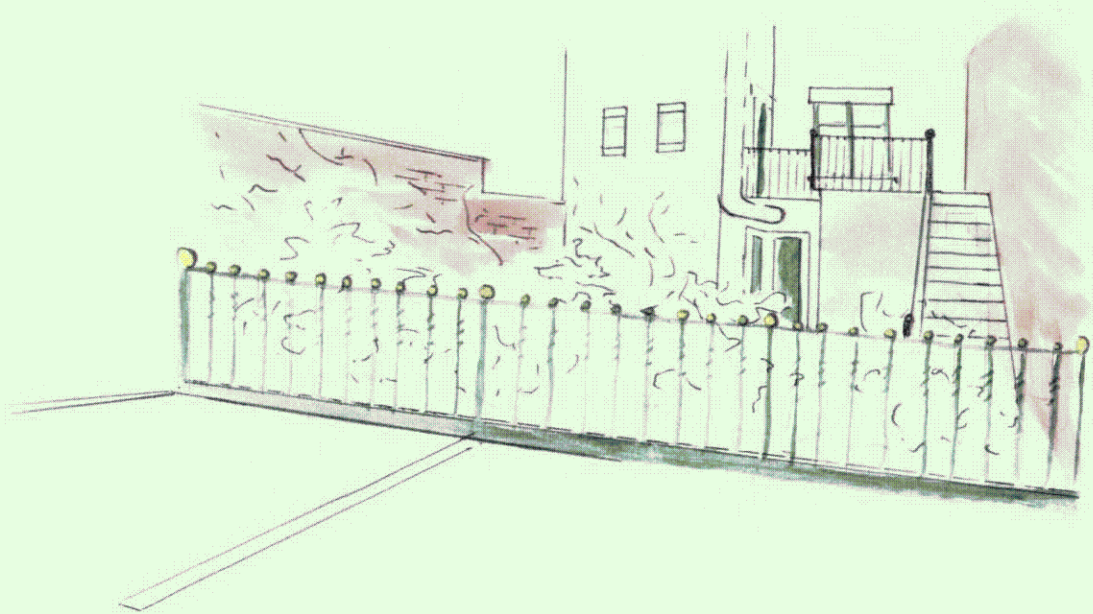
Access to the site is from the Main shopping street, Station Road on which it lies and the rear is accessed via highway and unadopted lane running to the rear of the property.

There is a public car parking facility to the rear of the adjacent property and additional parking for 3 vehicles will be provided on site.

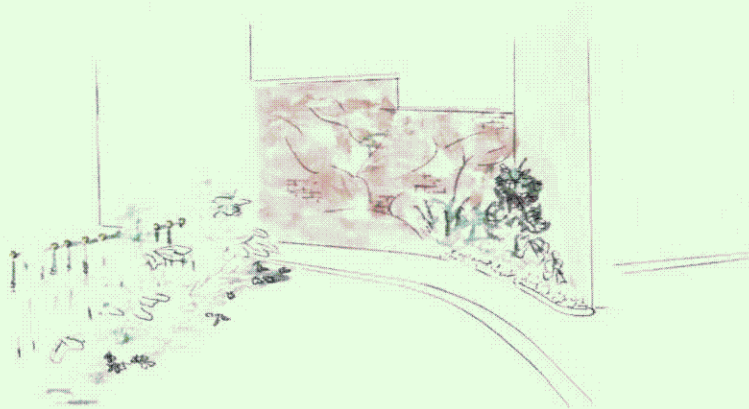


Rear of property

Above: current view Below: proposed



Parking,fencing & rear of property



side planting