

HERITAGE STATEMENT

IN CONNECTION WITH

PROPOSED ALTERATIONS TO THE EYRE ARMS, BAKEWELL ROAD, HASSOP, BAKEWELL, DERBYSHIRE, DE45 1NS.

- 1.01 Andrew Shepherd, Dip. Arch., Dip. Cons., R.I.B.A., I.H.B.C. is instructed in this matter by Jenkins Veitch Nolan Architecture of 19 Ravenshorn Way, Renishaw, Sheffield, S21 3WY. A copy of my C.V. is attached.
- 1.02 JVN Architecture is instructed by L Burgin Esq. who is the tenant of the Eyre Arms, being a licensed Public House. He has held the tenancy for nearly a year and intends to continue, subject to the viability of the operation of the premises.
- 1.03 An application for Listed Building Consent for the conversion of the existing First floor flat at the Premises to three letting bedrooms with en suite and associated alterations (reference: NP/DDD/0619/0577) was submitted to the Peak District National Park Authority earlier this year but was withdrawn in the face of concerns raised by the Conservation Officers of that Planning Authority.
- 1.04 I am instructed to investigate the impact of those desired alterations on the historic fabric of the building in support of a further application for similar proposals to be submitted by the building owner's appointed architects.

2.00 BACKGROUND

- 2.01 The Eyre Arms is a designated heritage asset (listed Grade II), being added to the statutory list on 19 June 1987 in part of the accelerated re-survey programme instituted by Government at that time. The building is also located within the Hassop Conservation Area, this was designated on 2nd August 1996.

The Peak District National Park Authority (PDNPA) have proposed an (undated) appraisal of the Conservation Area. The application site is located Area C – Village Centre of that appraisal. The appraisal document sets out the Development Considerations for the Conservation Area.

A copy of the listing description is attached.

- 2.02 The presumed original building has been extended, to the East side with a single storey stone walled slated roof, and to the rear with a catslide roof of the full width of the building. (Photographs 1 and 2).



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There is also a single storey previous extension to the West end of the main body of the building, under a catslide roof raised against the gable wall. (Photographs 4 and 5).



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Additionally, a flat roofed single storey extension has been attached to the rear of the original building. (Photograph 6).



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The extensive gardens and curtilage to the rear (North) of the building are at a higher level, leaving a "slot" along the length of the rear wall of the building. (Photographs 7 and 8).



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The extensive car park to the premises is located on the opposite side of the road. Its capacity will be adequate for use by the proposed bed and breakfast visitors.

- 2.03 There are two neighbouring designated heritage assets being the farmhouse 100 metres South South West of the Eyre Arms (list entry no. 1088153) and the Church of All Saints (list entry no. 1253035).
- 2.04 The applicant purchased the very longstanding public house approximately three years ago and lives at the premises. The history of the building and previous interventions are set out subsequently, but it is accepted that the economic performance of this isolated small public house was poor so that the revenue stream needed to be improved. A new menu offer is in place, and it is the applicant's belief that the provision of bedrooms for letting at the premises will significantly contribute to an improved revenue stream.

3.00 HISTORY

- 3.01 The Eyre family were both numerous and important in Derbyshire, and beyond. The Eyres of Hassop, as they became known, were descended from Stephen Eyre who was baptised in 1443.¹ The last Eyre at Hassop was Lady Dorothy Eyre who died in 1854.² The family wealth was based upon farming and subsequently lead mining. Roland Eyre began building Hassop Hall adjacent to the application site around 1594, and by 1614 the family were re-granted the Barmanship of the lead mines and so continued for some 200 years.³ The Hall was subsequently modernised between 1827 and 1833 by Frances E. Eyre.⁴

- 3.02 As the various branches of the Eyre family were prominent in the social and economic history of Derbyshire and beyond, there is much extant documentation about them, and their activities.

Preliminary research has shown that documents regarding the Eyre families is held at the following institutions:

- National Archives, Kew, London
- Weston Library, Bodleian Libraries, Oxford
- Sheffield City Archives, Sheffield
- Derbyshire County Records Office, Matlock
- Archives and Local Studies Service, Rotherham

In view of the relatively minor nature of the interventions proposed it is not considered proportionate to expend the time and expense which would be incurred in having to visit these institutions to study the material where relevant.

- 3.03 The application site was reputedly originally built as a farmstead in 1635.⁵ It became licensed as a Public House in 1753 and there is a framed list of past licensees on the wall to this day.
- 3.04 The building is of two storeys, constructed of limestone solid walls with sandstone dressings. It has a symmetrical principal Southern elevation based around the principal entrance door in the centre. (Photograph 9).

¹ www.eyrehistory.net (accessed 28/08/2019).

² Ibid.

³ Ibid.

⁴ www.sheffield.camra.org.uk CAMRA Heritage Pubs' website posted 7 April 2018.

⁵ Ibid.



9.

3.05 From that entrance, to the left is a small Smoke Room with a corner bar with wooden benches round two walls and a fireplace which "looks pre-war". To the right hand side is a former snug which has been opened up to the rear by an extension. (Photographs 10 and 11).



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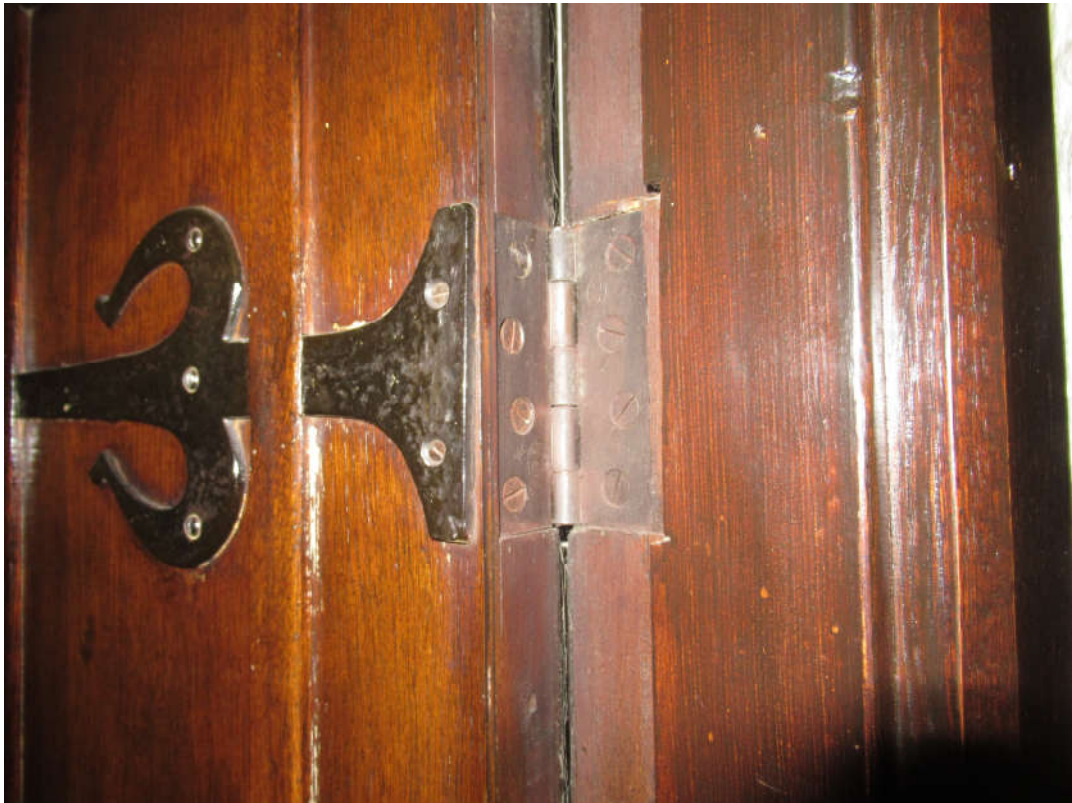
- 3.06 It would seem that the refit merged the two right hand rooms into a single lounge with the bar moving forward to its current central position.
- 3.07 Certainly the internal evidence in the spaces seems to confirm that little has happened from that day to this at Ground floor level.
- 3.08 The fireplaces are undoubtedly works installed in the 1950's and the "historic beams" and floor joists to the Ground floor ceiling are of little significance. (Photograph 12).

I understand that the Peak District National Park Authority officers were interested in the heritage significance of the Ground floor doors. These, in my opinion, are complete fakes as the strapwork hinges are purely applied for appearance and there are standard butt hinges for the operation of the doors! (Photographs 13 and 14).

The doors are hollow with a flush stained plywood (?) finish to the "private" side.



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3.09 The two Ground floor fireplaces are shown on photographs 15 and 16. Stylistically these appear to have been fitted in the 1950's remodelling of the bar space.



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3.10 Similarly, the First floor accommodation has no fabric of historic interest, with the fireplaces being modern insertions. The timber mouldings (photograph 18) are obviously modern. (Photographs 17 and 18).

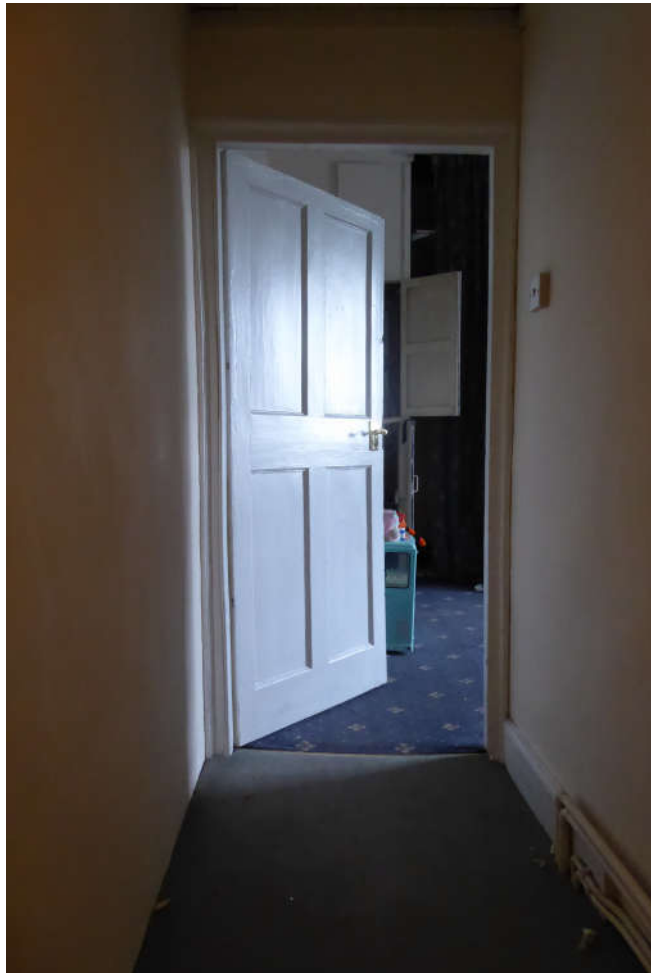


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There are some historic doors but of very low heritage significance. (Photograph 19).



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3.11

Within the roof void, fairly standard king post truss arrangements can be seen with adzed timbers and large trenched and pegged purlins. The proposal will have no impact on them. (Photographs 20 to 23).



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4.00 PROPOSALS

4.01 The proposals for the desired alterations are shown on drawing 19.034/PL03.

At Ground floor level works are to be carried out to conform with Building Regulations requirements to create a safe compartmented means of escape from the proposed increased occupancy of the First floor.

An existing window to the flank wall of the twentieth century flat roofed rear extension is to be converted to a final escape door. This fabric has no significance.

Internally, there is some minor reorganisation of the walls of the Mens' W.C. with the provision of new stud wall and new fire door.

Some existing walls to the bottom of the stair are to be removed to make the route to upstairs less convoluted.

Additionally, five existing doors (and their frames) are to be replaced with newly manufactured fire doors. (Photographs 24 and 25 typically show these doors as existing).



24.

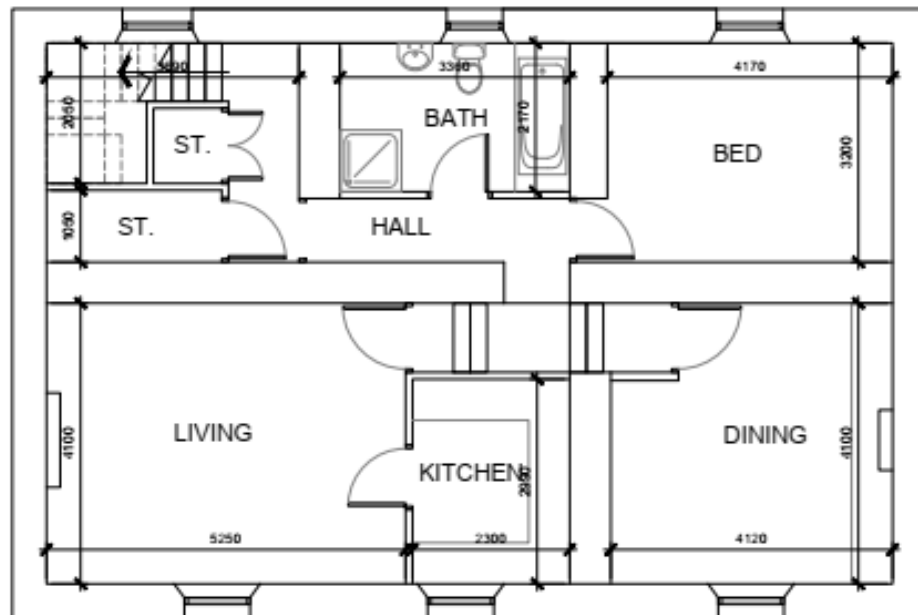


25.

Perhaps that of most significance to this application is that marked D2 from the bar area into the

corridor adjacent to the stairwell giving access to the First floor.

- 4.02 The First floor remains unchanged since its 1952 remodelling as shown on the plan below. The bathroom, however, has been refitted.



FIRST Floor Plan

It is proposed to convert the Kitchen to an en suite bathroom to service the existing Bedroom 2. Attached to that with a timber frame studwork would be a further en suite to service the conversion of the existing Living Room to proposed Bedroom 1. The rear bedroom (now to be known as Bedroom 3) would be connected through a new opening in the existing wall to the former Bathroom which would become its en suite Bathroom.

As stated above, two openings are proposed to be formed through existing masonry walls to create access to those en suite bathrooms.

The head of an existing low opening from the Landing/Hall to the stairs to the proposed Bedrooms 1 and 2 is to be raised as described subsequently.

Two existing doors to Stores over the stair head and their frames are to be replaced with new fire doors. Similarly, the existing doors to the (proposed) three Bedrooms are to be replaced with fire doors. Details of those proposals are shown on drawing PL03.

- 4.30 Internal fixtures and finishes will obviously be upgraded or changed or provided to suit the proposed new First floor Bedrooms.

5.00 IMPACT OF THE PROPOSALS

- 5.01 **Alterations to Mens' W.C.:** This extension, presumably dating from the 1950's, in which the lavatory is located has no heritage significance whatsoever. The proposed alterations to the window in the external wall to create an escape doorway are of no importance. Similarly, the internal new partition and fire door will have no impact on the heritage significance of the building.

- 5.02 **Stairwell compartmentation:** At the head of the stairs at First floor level, two existing undistinguished doors to Stores, probably placed there in the mid twentieth century, are to be replaced with new fire doors. This is of no impact on the heritage significance of the building.

At the Ground floor level five similar existing doors are to be replaced with modern fire doors and smoke seal fittings to the frames, and some stairway enclosure is to be removed without affecting that compartmentation.

It has been suggested by the Local Planning Authority that these doors are of heritage interest and significance. They are not. They date, I believe, from the 1952 remodelling of the accommodation. They are hollow, not solid doors, and the strapwork ironmongery is a total fake with modern pin hinges concealed on the frame, as hopefully can be seen on the photographs included previously.

Subject to the fire performance of the new doors being certified by the proposed manufacturer, being a local craftsman known to the applicant, anything will be better than what is there now! These are shown on the submitted proposal drawing.

5.03 **First floor alterations:** The existing Living Room and adjacent Kitchen are effectively a single large space. There is no apparently historic plasterwork or other fittings of any interest which would be affected by the provision of the additional en suite and the subdivision of the space to create Bedroom 1. The picture rail is a modern moulding. (Photographs 26 and 27).



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Similarly, the alterations to the existing Kitchen to form an en suite Bathroom to be proposed as Bedroom 2, will have no heritage impact.

It is proposed to form openings through the wall between that existing Kitchen and Bedroom 2 and, similarly, between the wall of proposed Bedroom 3 and the existing Bathroom adjacent, which is to become an en suite to that Bedroom 3. The walls are plastered. Their opening up would have the effect of losing some historic fabric, but it is suggested that the benefits for the economic opportunities of the building and its ongoing functional use as a Public House, so allowing the public benefit of additional tourist accommodation being made available within the Peak District National Park, outweigh that minimal loss.

The existing opening from the Hall/Landing into the short flights of stairs leading to the proposed Bedrooms 1 and 2 has reduced headroom as existing as shown on the drawing. A small amount of investigative opening up has been carried out and this shows an existing (somewhat decayed) timber lintel is located at a higher level over a modern lintel. (Photographs 28 to 30).



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It has been suggested that the raising of that opening to the base of the original timber lintel, and its retained exposure with appropriate preservative and fire retardant treatment, will create a more convenient opening to the two Bedrooms.

In the alternative, it could be left as existing and as such would continue to be acceptable under the Building Regulations, but this would of course create a hazard for guests who were not familiar with the building and this "historic feature"!

The existing modern (twentieth century) fireplaces in both proposed Bedrooms 1 and 2 would be retained.

Other fixtures and fittings will be upgraded to suit the modern purposes of the proposed spaces.

It is suggested that the existing have no heritage significance whatsoever.

5.04

Plan form:

It is suggested that the building has been remodelled many times since 1753. Extensions have been added. The proposed changes at this time are of very minor nature yet will be of great economic importance to the applicant.

Plan form – the spatial arrangement of the interior of a building can represent an important aspect of special architectural interest, indicating a significant aspect of design, of intended use, and can be a key aspect of understanding how a building functioned. It is particularly significant where a distinctive plan type – a hall house, long house, laithe house, lobby entrance house, etc. can be identified, and thus provide important evidence of likely date. This type of evidence is particularly significant when assessing the significance of vernacular and other traditional building types. The survival of evidence of a significant plan form type can contribute to the special interest of a building, so justifying its designation.

However, every building has some form of plan, which to a greater or lesser extent will indicate how the building was intended to function, and how it may have changed over time. In instances where a listed building is recognised as representing a significant plan type – for instance, a lobby entrance plan to a dwelling – the assessment of proposals to alter its interior will need to take into account the impact of change on the integrity and legibility of the surviving plan form evidence. If that assessment concludes that the proposed changes would harm the special interest of the building, a refusal of consent, supported by reasons, including an explanation of the nature of the special interest being harmed, could be justified.

However, where the plan form of a Listed building is of a type common to many surviving

buildings, or where an original interior has undergone significant changes over time, the objections to alterations on the basis of plan form significance need to be supported by an explanation of why the building's plan form is considered to be of special interest.

The Eyre Arms was "listed" in June 1987, and identified then, as now, as a public house. The List description (see below) contains no reference to the interior, and assigns no specific significance to the building's plan form.

"PARISH OF HASSOP, BAKEWELL ROAD, SK 27 SW 2/147 (North Side). The Eyre Arms Public house. Early C19. Coursed squared limestone with sandstone dressings and chamfered quoins. Welsh slate roof, coped gables with moulded kneelers and ashlar gable stacks. Two storeys. Three bay symmetrical south elevation. Central round-arched doorway with key and impost blocks. Pair of C20 plank doors, traceried fanlight. Flanked by cross casements in ashlar surrounds. Two similar windows above, flanking a blind window with glazing bars painted on. Wrought iron bracket for pub sign."

The interior at Ground floor level appears to have been extensively remodelled and its original floor plan much altered. The upper floor appears to have been altered to provide accommodation above the bar areas on the Ground floor, with a Kitchen formed at First floor level. The upper floor plan is less altered than that below, with less removal of original fabric.

However, the original Ground floor plan still shows how the building was intended to function, the disposition of the Ground floor rooms, and the position of the original stair, fireplaces, Ground floor doorways, etc. The earlier layout of the Ground floor can still be discerned, however, from the fragments of original walls surviving at Ground floor level. At First floor level, adjustments are presumed to have been made to accommodate the present stair, Bathroom and Kitchen, changes which can be interpreted as having changed the earlier plan of the building.

In assessing the current proposals for the First floor and their likely impact upon the special interest of the building, two questions have to be answered – (a) does the present floor plan contribute to the special interest of the building, and if so, how, and (b) if alterations are carried out, in what way would they detrimentally affect the interest or significance of the existing floor plan?

We would suggest that the logical answer to both questions is "no".

6.00 POLICY CONSIDERATIONS

6.01 **National Planning Policy Framework (NPPF):** The governmental guidance, updated in February 2009, suggests that one of the principal purposes of the planning system is to achieve sustainable development. It is believed that the recommendations and guidance of and for Paragraph 7 would be entirely met by the changes proposed to this heritage asset.

Paragraph 8 sets out the economic objective of the planning system which is to help build a strong responsive and competitive economy. The improved economic performance of this heritage asset to ensure its proper repair and use into the future must meet that objective. Similarly, the same clause sets out the social objective of the planning system which is to support strong vibrant and healthy communities... with accessible services. What can be more of a social objective than a village pub?

The environmental objective of that clause of the NPPF is not relevant.

The guidance regarding Decision-making set out at **Paragraph 38** and following suggested that Local Planning Authorities work proactively with applicants to secure development that will improve the economic, social and environmental conditions of the area.

The previous withdrawn planning application has effectively provided guidance as to the content of this subsequent application with the engagement of the applicant and his principal agent with the appropriate Local Planning Authority staff.

Section 16 of NPPF sets out guidance regarding the "Conserving and Enhancing the Historic Environment".

Paragraph 185 states that the Planning Authority strategy should take into account:

"The desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation"

It is suggested that this is precisely what the proposed application would seek.

This document has previously assessed the very limited existing significance of the surviving fabric of the heritage asset. There will be no effect upon the **setting** and it is suggested that the level of detail submitted by the drawings and this statement are entirely proportionate to the asset's importance, and no more than is sufficient to understand the potential impact of the proposals on the significance of the heritage asset.

The guidance to the NPPF suggests that in determining applications, Local Planning Authorities should take account of the desirability of sustaining and enhancing the significance of the heritage asset and putting it to a viable use, consistent with its conservation. It is suggested that for a Village Public House to remain a Village Public House with additional revenue raising potential through the provision of tourist accommodation meets that intention completely.

It is suggested that the minor proposals lead to very much less than substantial harm to the significance of the designated heritage asset, and that the harm caused when weighed against the public benefits of the proposal by then securing of the optimum viable ongoing use of the Public House should be overcome by the benefits of the proposals.

6.02 **Local Planning Authority Guidance (Peak District National Park Authority):** In view of the limited scope of works for which consent is sought, it is suggested that it is proportionate that a limited review of the policy documentation issued by the Peak District National Park Authority be reviewed:

The principal document is the **Peak District National Park Local Development Framework** adopted in 2011. Development management principle GSP3 states that:

"All development must conform to the following principles: development must respect, conserve and enhance all valued characteristics of the site and buildings that are subject to the development proposal. Particular attention will be paid to:

- (a) Impact on the character and setting of buildings;
- (b) Scale of developments appropriate to the character and appearance of the National Park;
- (c) Siting, landscaping and building materials;
- (d) Design in accordance with the National Park Authority design guide;
- (e) Form and intensity of proposed use or activities;
- (f) Impact on living conditions of communities;
- (g) Impact on access and traffic levels;
- (h) Use of sustainable forms of transport;
- (i) Use of sustainable building techniques;

- (j) Ground conditions, including any land instability from former mining, quarrying, industrial uses;
- (k) Adapting to and mitigating the impact of climate change, particularly in respect of carbon emissions, energy and water demand."

It is suggested that **Section 10 of the Recreation and Tourism Section** is most relevant.

At paragraph 10.2 it is stated that:

"Tourism and recreation are major contributors to the Peak District economy, and the development of appropriate accommodation and facilities will continue to support this and provide job opportunities for local people."

The increased usage of an existing heritage asset to meet that stated demand must be acceptable.

Policy RT2: Hotels, Bed and Breakfast and Self-catering Accommodation states:

"Proposals for hotels, bed and breakfast and self-catering accommodation must conform to the following principles:

- (a) The change of use of a traditional building of historical vernacular merit to service or self-catering holiday accommodation will be permitted except where it will create unacceptable landscape impact on the open countryside; the change of use of entire farmsteads to holiday accommodation will not be permitted.
- (b) Appropriate minor developments which extend or make quality improvements to existing holiday accommodation will be permitted.
- (c) New build holiday accommodation will not be permitted..."

The conversion of an existing First floor single flat into three units of bed and breakfast holiday accommodation would surely meet this policy.

6.03 The National Park's further policies are set out in Part 2 of the **Local Plan for the Park "Development Management Policies"** adopted in May 2019.

The relevant policies are:

DMC5: assessing the impact of development on designated and non-designated heritage assets and their settings.

DMC7: listed buildings.

DMC8: conservation areas.

DMC10: conservation of a heritage asset.

This first policy DMC5 sets out guidance on the "conserving and enhancing (of) cultural heritage assets".

Core strategy policy L3 states the need to conserve, and where appropriate, enhance or reveal the significance of heritage assets of archaeological, architectural, artistic or historic

significance, and their settings.

Hopefully, the consideration of the national similar policies as set out previously at paragraph 6.01 shows conformity with this.

Policy DMC5 states that planning applications for development affecting a heritage asset, including its setting, must clearly demonstrate:

- (i) Its significance including how any identified features of value will be conserved and where possible enhanced; and
- (ii) Why the proposed development and related works are desirable or necessary.

The review of the existing building has previously described its very limited identified features of heritage value. What there is will be retained.

The economic requirements for the development and the related works are set out elsewhere in the applicant's Design and Access Statement.

In view of the relatively minor nature of the proposals, a full review of the archive records (HERS) of the building has not been investigated.

It is suggested that in accordance with paragraph F of this policy, that **clear and convincing justification** is provided for the need for the proposals and that the harm that is caused to the building is of a very minor nature and there is no loss of significance whatsoever to it so outweighing that minor harm.

It is believed that the application conforms to the requirements for policy **DMC7**.

The **character, scale, proportion, design, detailing of, or materials** to be used in the listed building are in no way adversely affected. Poor quality works and fittings from the mid 20th century will be removed. There would similarly be no loss or irreversible change to original features of importance or interest.

The **plan form** of the upper floor of the building dates from the 1950's remodelling as shown on the 1952 drawing, and the plan form is still the same. The partitions to be installed to create the en suite Bathroom to Bedroom 1 would be entirely removable if a subsequent building owner desired, and returned to the large single room.

There is no impact whatsoever on the proposal on the **Conservation Area**.

Chapter 5 of the document sets out policies regarding Recreation and Tourism. The scope of alterations by the creation of three bed and breakfast bedrooms with bathrooms is not really considered by the policy, except by its conformity to Core Strategy Policy RT, clarifying that accommodation for staying visitors will be permitted by extension or improvement or existing accommodation, or by conversion of traditional buildings of historical vernacular merit.

6.04 The Peak District National Park has also published Supplementary Planning Guidance in its Design Guide which is not really relevant for such generally minor scale internal alterations.

6.05 The Development considerations included within the **Hassop Conservation Area Appraisal** have little of specific relevance, save item:

- "(b) Any alterations and extensions should take into account the building's materials and details of the property concerned and should maintain the character of the original buildings, in accordance with the Peak Park Design Guide".

It is contended that the desired alterations meet that test.

7.00 CONCLUSIONS

7.01 It is suggested that the proposals meet the requirements of the National Planning Policy Framework with regard to minor generally internal alterations to a designated heritage asset, conforming also to the Planning Guidance offer to support that document.

7.02 It is further suggested that the proposals meet the policy requirements of the Local Planning Authority in their published Local Plan and Supplementary Planning Guidance arising from that.

7.03 'Historic fabric' is the term used to describe original or early construction, together with later additions or alterations which accumulate over time. All alterations to a building of any age can affect its fabric in some way – by removal, concealment, exposure, etc. Very many changes to the historic fabric of Listed buildings of all grades of designation are approved where adaptation, extension, repair and changes of use occur. The key consideration in all cases is whether or not the removal or alteration of historic fabric causes harm to the special architectural or historic interest of the building in question – the reasons by the building was listed in the first place.

An objection to the removal or alteration of historic fabric must be based on a defensible assessment of the special interest of that part of the building affected by the proposal, and a clear explanation of what the nature of the harm thought likely to be caused to the building in question. Proposals to alter or extend any Listed building will inevitably involve interventions which affect historic fabric, but not all of those changes will harm its special interest, otherwise no changes would ever be sanctioned, all changes being considered to cause harm.

In the case of the Eyre Arms, the objection to the creation of new openings in upper floor walls contained in the PDNPA's correspondence of the 25th July are not supported by any explicit assessment of the special interest of the fabric of the building to be disturbed, even though the suggested impact of the proposed changes is considered to be 'highly significant'. It is not for the applicant to 'assess the significance of the wall and the material that would be lost' – rather it is suggested that it the Local Planning Authority's task to explain the basis for its objection to the proposed alterations.

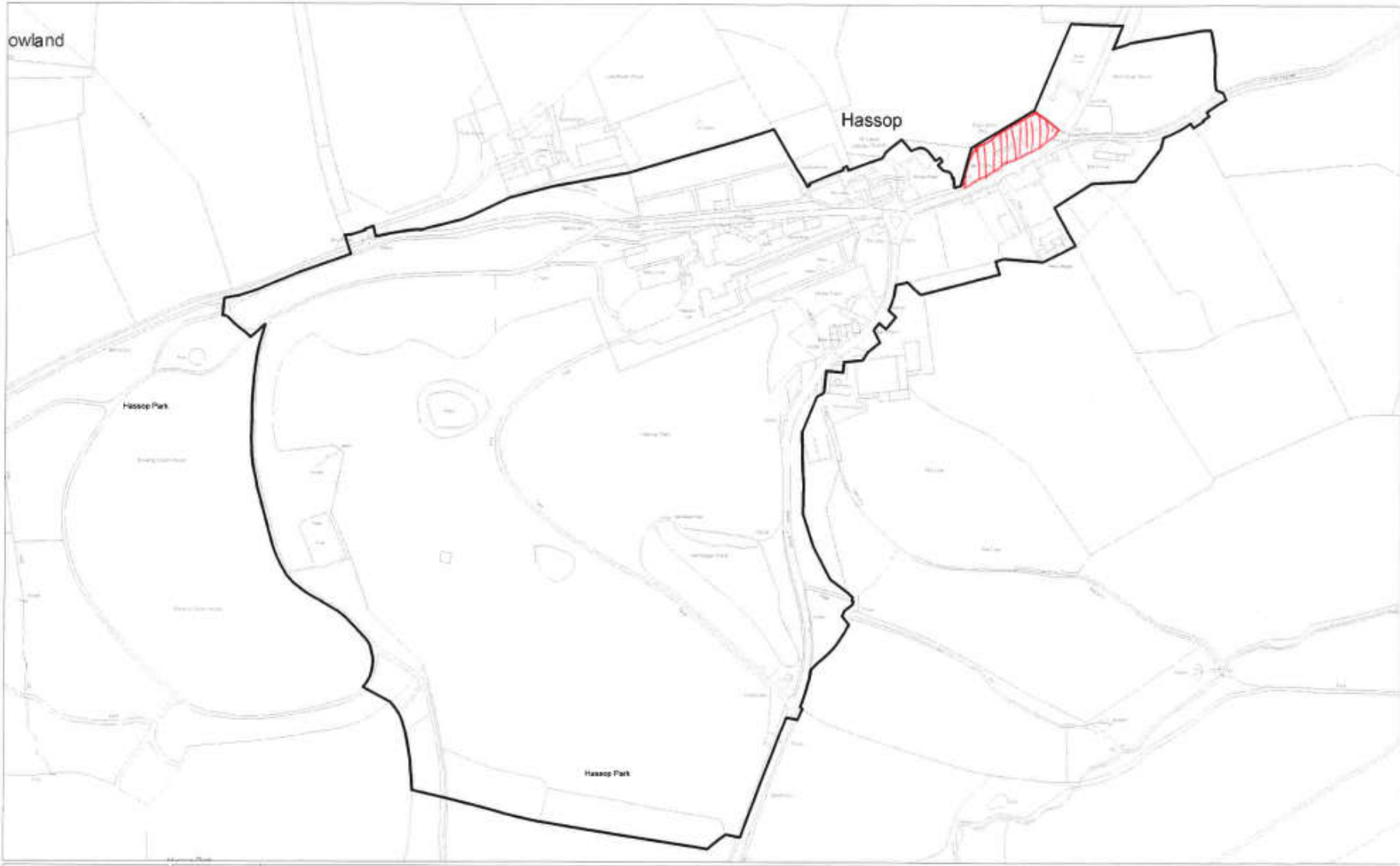
7.04 Therefore, in the event of their failure to do that, there is no reason why Listed Building Consent should not be granted for the proposals.

A.D.W. SHEPHERD, Dip. Arch. (Manc.), Dip. Cons. (A.A.), R.I.B.A., I.H.B.C., F.R.S.A.
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ADWS/TAM/ 03.12.19-20
Rev 2 13th November 2019



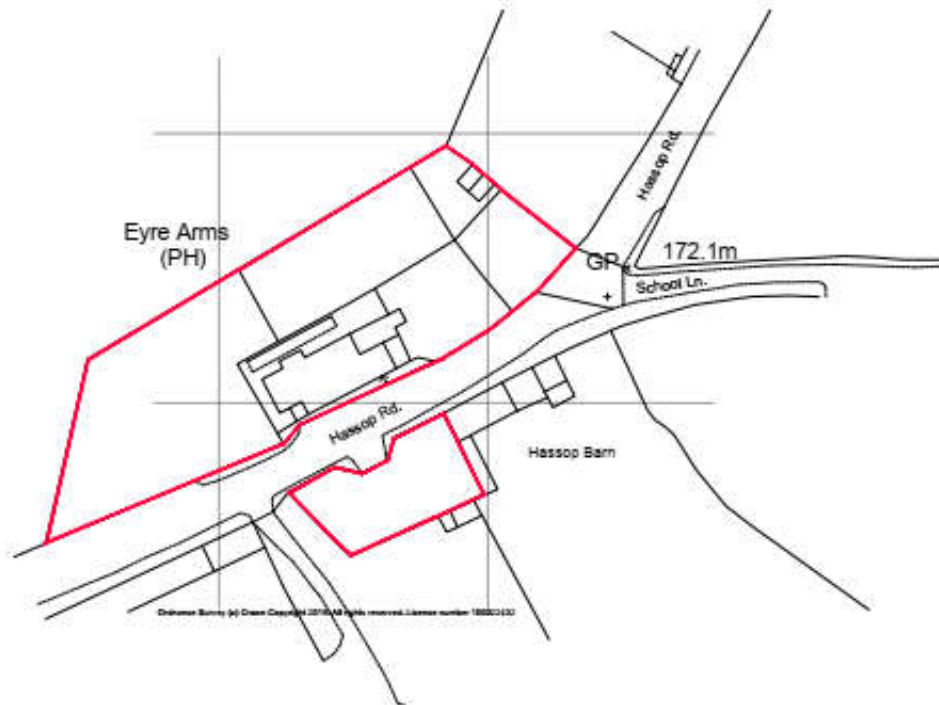
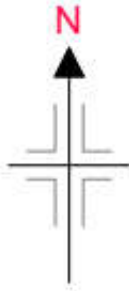
PEAK
DISTRICT
NATIONAL PARK AUTHORITY



Scale 1:3500

Hassop Conservation Area
Designation date 5th July 1996
Peak District National Park Authority, Aldern House, Baslow Road, Bakewell, DE45 1AE

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LOCATION PLAN

Scale - 1 : 1250

Floor levels to be agreed prior to build.

Client: LEE BURGIN

Project: THE OLD EYRE ARMS
HASSOP
BAKEWELL DE45 1NS

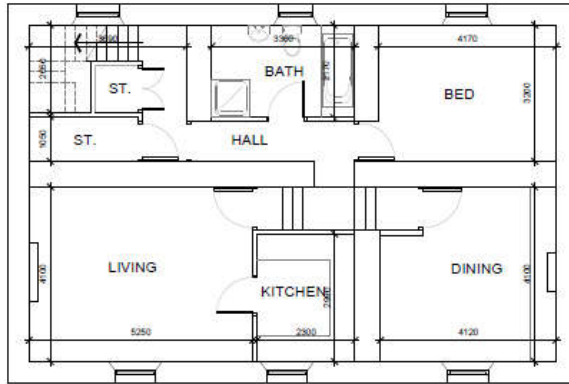
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Scale: As noted@A1 Date: G00019/LEE BURGIN

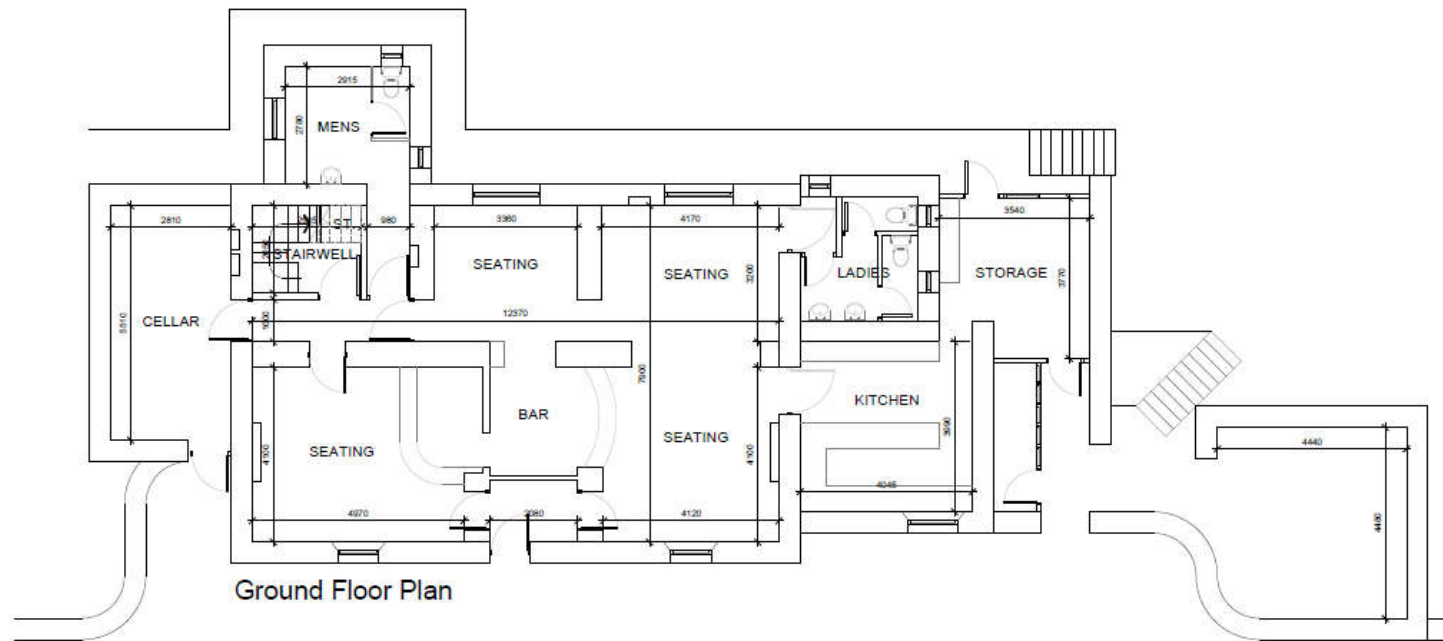
Drawn: - Checked: APR 15

Project no. 19.034 Drawing no. PL01 -

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FIRST Floor Plan



Ground Floor Plan

Drawn by: LEE BURGIN
 Project: THE OLD EYRE ARMS
 HASSOP
 BAKEWELL DE45 1NS
 Drawing Title: EXISTING PLANS

Scale: 1:50	Cell ref: 200703.09 BUKEN
Date: 12/04/11	Checked: APR 11
Project no: 19.034	FL02

THE EYRE ARMS PUBLIC HOUSE

Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1187166

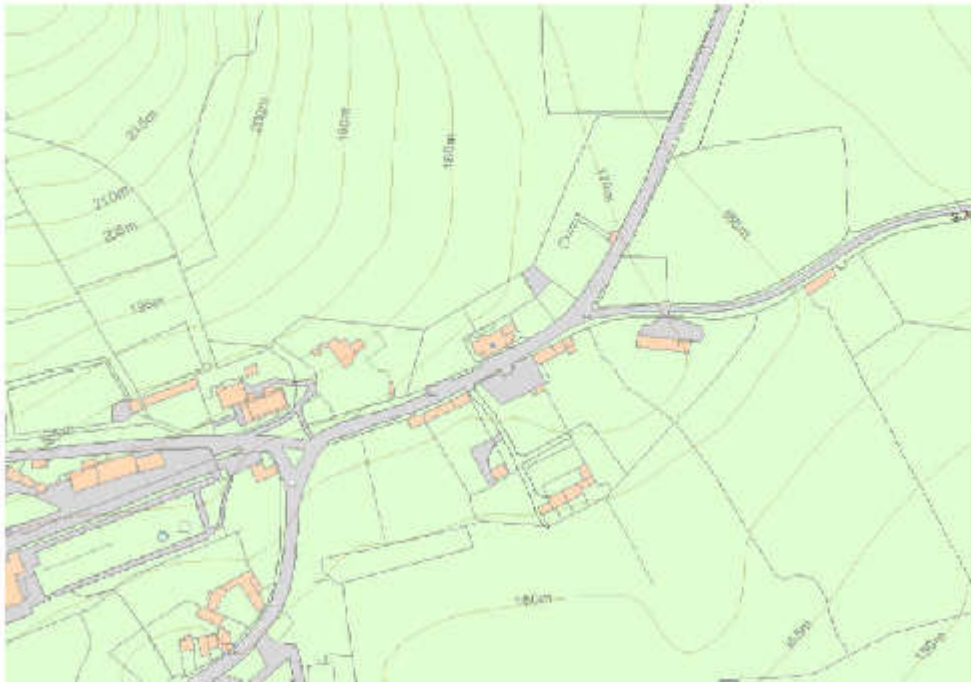
Date first listed:

19-Jun-1987

Statutory Address:

THE EYRE ARMS PUBLIC HOUSE, BAKEWELL ROAD

Map



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The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 18-Oct-2019 at 16:55:33.

Location

Statutory Address:

THE EYRE ARMS PUBLIC HOUSE, BAKEWELL ROAD

The building or site itself may lie within the boundary of more than one authority.

County:

Derbyshire

District:

Derbyshire Dales (District Authority)

Parish:

Hassop

National Park:

PEAK DISTRICT

National Grid Reference:

SK 22470 72354

Details

PARISH OF HASSOP BAKEWELL ROAD SK 27 SW 2/147 (North Side) The Eyre Arms Public House II Public house. Early C19. Coursed squared limestone with sandstone dressings and chamfered quoins. Welsh slate roof, coped gables with moulded kneelers and ashlar gable stacks. Two storeys. Three bay symmetrical south elevation. Central round-arched doorway with key and impost blocks. Pair of C20 plank doors, traceried fanlight. Flanked by cross casements in ashlar surrounds. Two similar windows above, flanking a blind window with glazing bars painted on. Wrought iron bracket for pub sign.

Listing NGR: SK2247072354

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

81714

Legacy System:

LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

SHEPHERD Andrew David William

Dip. Arch. (Manc.), Dip. Cons. (A.A.), R.I.B.A., F.R.S.A., I.H.B.C.

Andrew Shepherd, Architect: Chartered Architect, Surveyor
453 Glossop Road, Sheffield S10 2PT.

Tel: 0114 266 2458

E-mail: info@andrewshepherdarchitect.co.uk

Date of birth: 9th May 1950. Chartered Architect since 1978.

Present position: Principal, Andrew Shepherd, Architect: Chartered Architect, Surveyor.

Historic building experience

I have enjoyed instructions involving a substantial range of projects of a dazzling variety for Scheduled Ancient Monuments, "listed" buildings and buildings in Conservation Areas. These have ranged from the repair of a derelict dovecote, to works to Grade I buildings and Scheduled Ancient Monuments. Typical projects have involved the remodelling of substantial small country houses to suit the requirements of new owners or new uses, the remodelling of historic buildings in commercial use in urban areas and fabric repairs. I directed works of repair to the Waterwheel mechanisms at Abbeydale Hamlet, Sheffield on behalf of the Trust operating the site.



St. Mary's Church, Beighton – Full Internal Re-ordering

Projects have often required involvement with development schemes over a long gestation period with volunteer action groups and the like, also involving negotiations with funding and grant giving bodies.

The Practice is as ever working on the usual range of ecclesiastical buildings undergoing repair or improvement.



St. James' Church, Rawcliffe – Repairs to spire and stonework

Membership of far too many societies, associations and organisations and as active a participation in their events as is possible to enjoy with the constraints of professional life assist in keeping aware of current developments and debates.



Doncaster Woolmarket – Repairs & alterations



Crucible Workshops, Damall Works

I am privileged to work for very many different denominations and faiths in carrying out alterations and repairs to faith buildings. I am an Inspecting Architect on the approved list of Architects for the three Anglican Dioceses of Leeds, Derby and Sheffield. I am a former Parsonage Houses Surveyor in the Diocese of Sheffield. I act for a number of Baptist Churches throughout the country.

Legal Experience

I have had also some forty years' experience of dispute resolution, Expert Witness in Building Defects, Professional Negligence and other construction related disputes having acted as **Arbitrator**, **Mediator** and **Conciliator** in building disputes.

This experience has taught me the importance of ensuring that appropriate contract provisions and procedures are followed with all project works.

The range of matters for which instructions have been given is very wide, from the defective waterproofing of a basement in Worcestershire, to building delay and its contractual implications for a housing development in Lowestoft!

Career

Experience as Architect of a wide range of building projects, mostly in conservation field, comprising ecclesiastical, residential, industrial, monument and other building types.

1971-75: Architectural Assistant: Damond Lock Grabowski and Partners, London
1977: Architectural Assistant: D. J. Curtis & Associates, Wakefield
1978: Architect: S. Elden Minns & Partners, Sheffield
1979-89: Partner: S. Elden Minns & Partners
1989-2013 Director (Managing): Elden Minns & Co. Ltd., Sheffield
2013-date Principal Andrew Shepherd, Architect, Sheffield

Official positions held

Institute of Historic Building Conservation: Education Secretary.

Society for the Protection of Ancient Buildings: Former Member Guardians' Committee, Current Caseworker.

International Council on Monuments & Sites (ICOMOS(UK)): Education Committee, Former Member International Committee.

Member Wakefield Cathedral Fabric Advisory Committee.
Member Baptist Union Listed Buildings Advisory Committee.
Former Director of the Architectural Association School Post Graduate Building Conservation Course, London.(2008-2015) (Staff 2002-2015).
Ecclesiastical Architects & Surveyors Association: Past President, Secretary and Education Officer.
Past Convenor: Conservation Courses Directors Forum (All UK Postgraduate Conservation Courses).

Other activities

Former Associate Lecturer in Traditional Building Repairs to post-graduate students at Sheffield Hallam University.

EU Accredited Heritage Expert – involved in heritage training institutions in Kosovo, Bosnia-Herzegovina, Serbia and Albania over a decade. (Working for Cultural Heritage without Borders-Europa Nostra winner).

UK Architect and visiting lecturer to Transylvania Trust/Institute of Historic Building Conservation Castle Banffy Restoration Project, Cluj-Napoca, Romania. (Europa Nostra winner).
