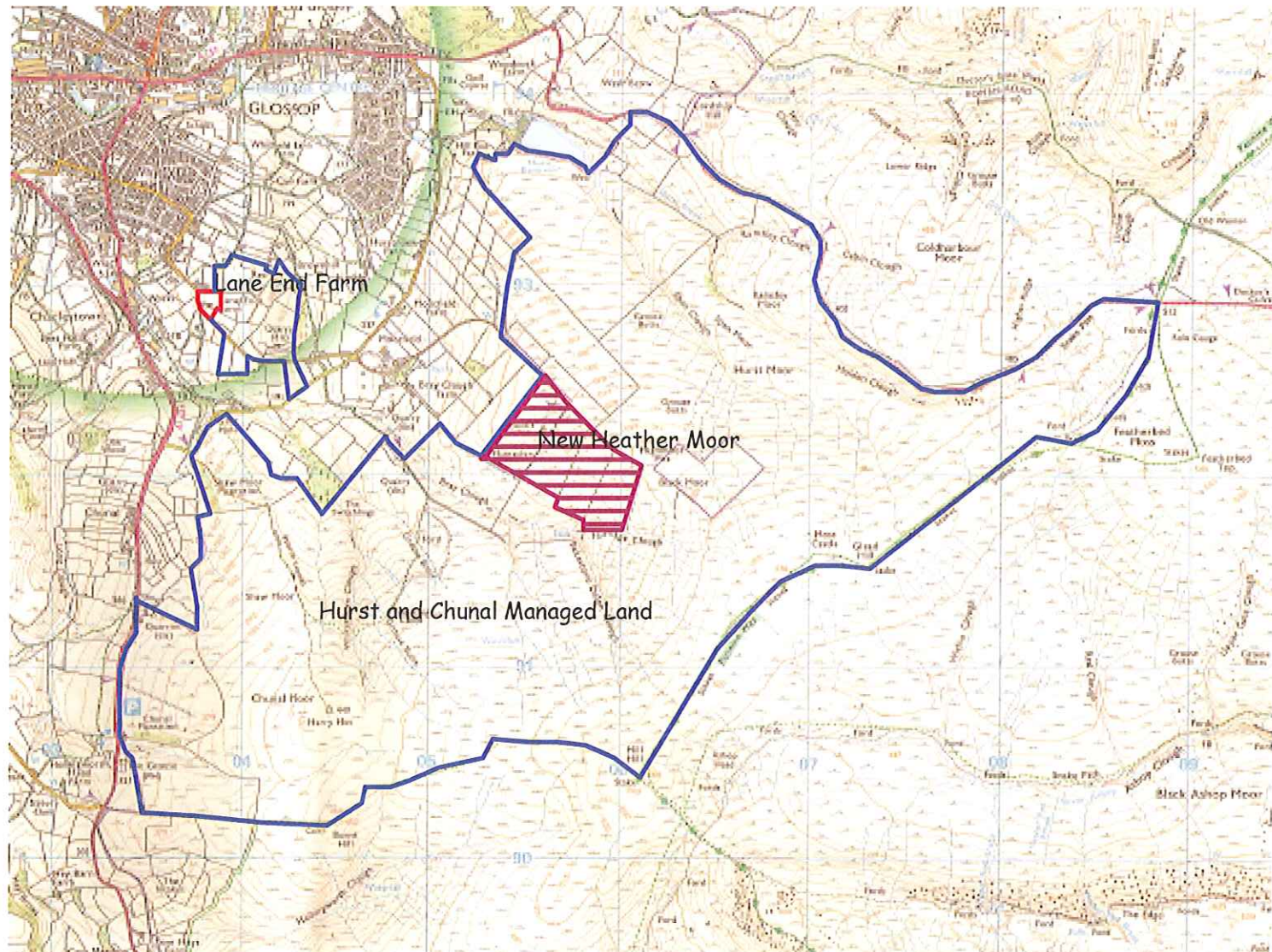


Hurst and Chunal Moor Management Group
Additional Accommodation at Lane End Farm



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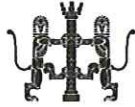


Plan of site and sssi land in the ownership of the management group

Hurst and Chunal Moor Management Group Additional Accommodation at Lane End Farm



Plan of farm site



Hurst and Chunal Moor Management Group Additional Accommodation at Lane Ends Farm

A full planning application is proposed for the rearranging of the farm site at Lane Ends Farm, Hague Street, Glossop, SK13 7PJ.

This significant 'sssi' is having a management / control problem that requires another full time employer on site. The site, Lane Ends Farm consists of a number of buildings of which proportions are under used. It is therefore proposed to reorganise the buildings on site creating a office, reception and mess room within the big barn and to convert the 'garage' building into a two bedroom bungalow.

This is a pre-submission draft for planning discussion.

The application will be made on behalf of the owners the 'Hurst and Chunal Moor Syndicate'. Randfield Associates Chartered Architects are acting for the syndicate.

The Lane Ends complex is the hub from which the Hurst and Chunal Moor Group manages the land known as Hurst and Chunal Moors and the associated grouse shooting.

Grouse are a game bird that can not be farmed as Pheasants are.

They are a wild bird that inhabit a wild environment, but that environment has to be managed so that all the necessary factors come together to make it ideal for the breeding and development of the birds.

The moor has been owned by the syndicate since 1947 and has been very carefully managed since then by at least one full time keeper. It is a rough open landscape that was once restricted in access to its owners and guests.



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The moors are home to many other creatures than just the grouse; raptors, magpies, buntings, finches and larks live along side the foxes, weasels, moles and voles to name but a few. As well as the domestic sheep that are also farmed on the land.

Moor land though is not a natural phenomenon, it has to be farmed, managed to make sure that the heathers remain young and healthy and that invasive plants such as White Grass; Bracken, Brambles and trees such as Hazel, Birch and Hawthorn are kept at bay.

The moor is not just one open space it is a collection of areas with walls and fences that again control the inhabitants and allow the cropping of the natural materials which promote regeneration and a healthy landscape.

The syndicate have been so successful at this over the years that in the 1980's the moor was designated an 'sssi' (grade 1) and is a heritage site.

With the opening up of the countryside to the public and the 'right to roam' act the syndicate has been obliged to extend and develop its operations.

A wild moor is not a safe place to be without an understanding of the landscape and how it develops. People as well as the wildlife have to be guided so that the best experience can be gained by interaction with the landscape.

Although the management of the lands first aim is to create the best possible breeding environment for the natural population of



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indigenous Red Grouse (these are wild birds and can fly away whenever they wish) to breed and develop, so they can be harvested. The effect of this management is to create a healthy and prosperous moorland that is also home to so many other birds such as Lapwing, Curlew, Plovers, Snipe and Dunlin for example.

One of the main activities to promote a healthier life is to continually regenerate areas by burning approximately 5,000sqm of area in about a 10 year cycle. (One tenth of it being burnt a year evenly over the whole moor.) At present only about one twentieth of the moor is being burnt. This is mainly due to lack of labour and the requirements of Health and Safety as the burning season is limited.

The land is also under attack from 'Bracken, White Grass and the main indigenous trees. These choke the Heather and alter the land, changing water courses and land shape.

Once they are dealt with then the land can be replanted, not just with heathers from the 'garden centre' but with the natural heather from the moor. This involves the use of specialists as well as staff to collect seed, germinate the young plants to then plant out on the moor. The ground though has to be prepared so that the right environment is maintained in terms of moisture via appropriate drainage, (the moor is a wet area and over drainage can kill it) promoting heather growth over the natural invasive plants.

As stated above, this is a wild area open to all creatures many of



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which would make their home on the moor if they could. The balance of nature is constantly varying, too many of a species promotes their predators (which over bred become a pest and try and expand their larder to survive etc.) This cyclical lifestyle does not maintain a healthy steady population and this is true of animal, bird and plant life alike.

The populations of moorland species is monitored and when a species starts to dominate, the status quo has to be re established and the balance of nature maintained.

Grouse are not an easy bird to protect, they nest on the ground within the old heather but the chicks live on the heather shoots (where the new heather is developing in the areas previously burnt.)

The eggs are attacked by foxes, stoats and weasels, the young birds are the prey of these plus raptors, magpies, heron and other predatory creatures.

All of these tasks have their associate time scales and as the aim of any keeper is to keep and maintain the status quo, breeding seasons, growing times and the weather, in terms of the seasons all control the tasks that can be accomplished and when.

Over time the tasks of a keeper have become more onerous and more demanding. Sophisticated equipment is used to control burning, that takes two men and under the terms of Health and Safety many tasks now require two persons.



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The site at Lane Ends has been the home of the game keeper for some 4 years. The site not only is his home but it is the centre of operations, the store for all equipment, feed stuff, dog kennels (for the gun dogs) and a safe registered store for guns and other such licensed equipment.

It is also the administration centre for the management of the moor. Where maintenance is planned, teams are brought together for fencing wall building, ditching and pest control.

From here the shoots are organised. Those shooting come from all over the country and are hosted and looked after on the site as well as local Hotels and Hostelryes. There are guns to store, dogs to look after and meals to organise.

A shoot also involves local additional labour as well as the keeper, with beaters and sweepers and those with trained retriever dogs to recover the birds from the deep cover. These also need feeding and maintaining, transporting and controlling.

Shooting is or can be a dangerous past time and it is essential that there are enough trained and experienced persons on site and at the shoot. Not only does the shoot provide jobs for a number of regulars but it also brings in outside finance as many of the birds finish up in the local butchers and on the tables of local restaurants, a truly local product.

Most of the moor can be seen from the Lane Ends site and an ever watchful eye is kept on it from here.



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Although burning is a very important part of the moor management, the fires are controlled, restricted in area and in time. Wild fires are the biggest threat to the moor and the keeper is constantly on fire watch and a local team is kept trained and on standby in case of a fire.

Unregulated people are also a major concern especially during the breeding season, the keepers being out on the moor during the day helping and guiding the public so they can enjoy the countryside without unknowingly at the time, damaging it and being watchful for lights at night of the unwanted visitor.

Game keeping is not just a job it is a way of life that runs 24 hours a day, 365 days a year.

With the advent of more machinery, the requirements of Health and Safety, labour and work acts there is now a need for two keepers to manage this moor to meet the necessary standards to effectively and efficiently maintain it to the standards expected of a major 'sssi' for the nation.

The site at Lane Ends includes the keepers cottage, a barn building, a shippon, kennels and an open fronted stone built shed surrounded by an orchard and two large fields.

The buildings are more than adequate for its use with part of the shippon and barn being unused.

The proposal to adopt one of the buildings to create a two bedroom bungalow to house a second keeper and rearrange the barn and



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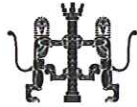
shippon to provide all the other accommodation and storage required to run the moor will have no visual impact on the site. It will make it more efficient and effective and allow the operation of running the site flow seamlessly from one keeper to the other at any hour of the day or night, also enabling one to call on the assistance of the other at anytime.

In a wild fire for instance the ability to be able to load up equipment and gain instant access to the moor will save many vital minutes, thus being able to save acres of moor with all its many forms of wildlife.

The proposed development is all within the envelope of the existing buildings, the open fronted store (known as the garage) is built of

stone on three sides with an asbestos cement sheet roof. The open side has some timber cladding. The West elevation having three, three panel windows.

The proposals create a two bedroom unit with a lounge dining room, large kitchen, cloakroom, bathroom and two double bedrooms. The roof is to be changed to a stone flag roof to match the other buildings on site. The rear windows are to be replaced with new timber casements with new heads and cills resetting them at a domestic level. The front is to be in filled with a mixture of glazing and timber boarding all with in the vernacular style of the area. The existing stone work is to be re pointed as necessary. The attic space although not high enough for living space, is to be lit with heritage roof lights



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for storage, being accessed by a drop down ladder.

The adjacent walled orchard makes an excellent private garden area with there also being ample parking on the site.

The barns are just to have general maintenance, re pointing and roof repairs, replacement doors and windows as required. It is not proposed to alter the external appearances or extend any of the buildings. Part of the corner of the barn is to be turned into an office for both keepers with a communication centre and general facility including toilets and showers for guests and staff.

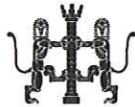
The general structure is to receive maintenance with existing floors strengthened and maintained, internal shippon walls being removed and the floor levelled to create a reception and refreshment area.

These proposals represent a major investment by the management syndicate. It will enable them to run the site more efficiently and effectively meeting all the requirements of current Health and Safety and labour laws. This in turn continues the maintenance of the moor with it's special status for all of us to enjoy.

It will also make the site more accessible with all new works being in accordance with the requirements of the building regulations and disabled acts.

The site is close to Glossop and to public transport and is accessible.

The moor land paths are well maintained and all the styles and gate access points have all the relevant safety and warning notices displayed on shoot days.



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The development of this site allowing a relationship and close communication between a keeper and under keeper will ease but enhance the management of the moor bringing benefits to the wildlife, the environment and the general public as well as the local people who lives have a working relationship with the moor and its productise, which we are sure the council would want to support.