3075 **October 2013**

HERITAGE STATEMENT
St John's Church Hall
Proposed Nursery

1 **Type of Application**
This is a full planning application for the works described below.

2 **Site Location**
St John's Methodist Church Hall
New Mills Road
Hayfield
High Peak
SK22 2EX

3 **Proposed Development**
The proposed works are to separate the old church hall (St Johns Methodist) from the church site with a stone wall and develop the nursery facility within the building and the external works.
The west elevation entrance is to be altered and the building is to have an illuminated sign. It is also noted that this building is in the conservation area but with its split from the church it is no longer a building within the curtilage of a listed building as the building itself is not listed.
The new boundary wall though is within the curtilage which makes this application valid.

4 **Date of Preparation**
14 November 2013

5 **Date of Amendments**
None

6 **Applicant**
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7 **Agent**
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HERITAGE STATEMENT
St John's Church Hall
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8 **Assessing the context of the site**

The building was built as a church school room in 1884 and has had that continued use for all of its life.
Prior to the recent sale the building was used regularly as a nursery as well as a Sunday School.
The building therefore has a history of use and the proposals in this application are all with in the context of that use.

8.1 **Design Principles and Concepts applied to the proposal**

The design respects the conservation area and that of the church which would now be on the adjacent site as a listed building. (The hall is not listed.)
The new boundary walls and the related paths are all of natural stone and in a style to match the existing.
Externally the building is little changed. The only alterations being to the west door to the flat roofed extension and the adjacent window. A small simple glass canopy has also been added. This element of the building is a more modern addition which is not in character with the building. The alterations maintain the theme of the building.

8.2 **Evaluation**

The need for nursery places is well documented and this building with its history is therefore ideal.
The site is on a good public service access interchange, the bus system is over the road from the building. It also has suitable off road drop off with an entrance with adequate visibility.
The building has a large floor area and with sufficient height to give additional staff space and all three entrances afford level access to the building.
The site has enough level external space to give outside play that is specifically designed to help children develop all their senses.
Adjacent is the added bonus of the Hayfield wild garden with its natural fauna and flora, yet another educational tool.
There are a number of internal alterations within the internal envelope but as the building is not listed these are not subject to a planning consideration.

8.3 **Layout**

The external layout has been designed to comply with the OFSTED requirements for external play for nursery schools, covering, imagination simulation, adventure, nature, gardening and growing things and physical exercise.

Low fencing has been used to split the area which also helps with the control of different aged children.
It is also noted that all the buildings are pre-fabricated and light weight being of a temporary nature. The grounds can therefore be easily returned to grass and paths in the future if the building was to have another use.

8.4 **Scale**
All of the works are to be with in the existing building and site. There is no change of scale to the site.

9 **Energy**
As part of this development the parts of the building that are being worked on will be insulated and new energy efficient heating system is being installed. Low energy lighting is also to be installed.

10 **Access**
As already described all access to the building is level, there are full disabled facilities within the building. Disabled children can also be accommodated.

11 **Standards**
The works will be undertaken to fully comply with the requirements of the Building Regulations approved Document M where applicable and BS 8300:2001. Also the general requirements of the planning policies of Stockport MBC.

Heritage Asset
The Sunday School building (church hall) dates from the 19th century and although it is not a listed building it is a significant building within the conservation area.
The building is of squared rock faced stones laid to courses with fully dress corners and a plinth detail that aligns just above floor level.
All window openings except for the arched top centre window to the main road are the same size but the original sash timber windows have long been replaced, though they are all dressed with single stones heads and sills.
The two main doorways within the original block are dressed all around with stone and still have their original (or copies of) panelled doors with fan lights over.

The roof of blue slate has a line of 'v' vents down each side, to ventilate the heat from the initial gas lighting, although these remain they have been covered over. They only let out expensive heat these days.

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On the east, 'Chapel Street' elevation there are two shallow gables with truncated roofs. These seem to have no other purpose but to break up this long façade.

The proposed works make only minor changes to the external appearance of the building and the new dividing wall and railings are all within the character and style of the surrounding area.

The purchase of this building and its continued use as a nursery / play group give continuity to the site and also a new life. The building had become a burden on the church as the accommodation was no longer required. The building could of become many things that may not have set well in the community. This use and development is though a continuation, the building will be maintained and also the Heritage asset.

At each end of the building the gable is topped with a three chimney stack, the north end retaining what I believe to be original crown topped pots.
To the west side, south end, the building has been extended in the mid 20th century to facilitate toilets and kitchens with the advert of sanitation and running water.
This extension although clad in stone is about as utilitarian as it can be but it keeps the rain out.

The building has been altered many times internally to keep up with its many uses but these changes, other than the extension have always maintained the style and form of the building.
This proposed development only makes a minor change to the west elevation of the flat roofed extension, there being no changes to the original form of the building. The proposal to add the Heritage range of roof lights should not affect the visual appearance as they are formed with in the thickness of the roof build up.

This development, within the existing use class of the building is once again breathing life in this building and the community it serves. Educating our young is a very important part of society and a child's development.
Within the requirement of the current legislation facilities have to be provided and this scheme does so without detriment to the main building fabric.

A continued life also means continuing maintenance which preserves and retains the building within the community.
Built as a Sunday School this significant building is again to be in full use,

except on Sundays, playing its part in the life of Hayfield maintaining the built environment and the Heritage of the area.