

Design, Access and Heritage Statement

November 2014

The Old Hall Inn, Whitehough, Chinley SK23 6EJ



The Old Hall Inn – South Elevation



Aerial view showing location

- **Applicant**
Mr Daniel Capper
- **Planning Authority**
High Peak Borough Council
- **Proposal**
Single Storey Extension
- **Location**
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1.00 Introduction

This Design, Access and Heritage Statement was commissioned from SJ Design Ltd in 2014 by Mr Daniel Capper, the applicant, to support the proposals detailed below.

The National Planning Policy Framework (NPPF) requires significance to be assessed when changes are proposed to heritage assets and for the impact of proposals to be assessed in relation to significance. This report has been produced to comply with this policy framework and also incorporates the Design and Access Statement.

2.00 Description of the Building

2.1 Overview

The Old Hall Inn is a Grade II Listed located and located in Whitehough, on the southern outskirts of the parish of Chinley.

The building was first listed on 21st April 1967 (amended 12th April 1984) (listing number: 1187237). The Listed description states:

*'SK 08 SW TOWN OF CHAPEL-EN-LE-FRITH WHITEHOUGH HEAD
LANE 3/68 (West Side) 21.4.67 Old Hall Inn, (formerly listed separately as
'Old Hall Inn, Whitehough' and 'Whitehough Old Hall') II*

Public house. Part C17 with later additions and part early C19. Coursed gritstone rubble with quoins. Gritstone dressings. Stone slate roof. Stone ridge stacks. Two storeys, irregular plan, three bay. South elevation - to west advanced gabled crosswing with 6-light recessed and chamfered mullion window. Central major mullion and leaded lights. Drip mould over. To east, similar window with smaller major mullion and no drip mould. Beyond, to east, quoined doorcase with large lintel. Glazed C20 door. Restored 4-light chamfered mullion window and second doorcase to east. Above, in crosswing, 4-light recessed and chamfered mullion window with drip mould. To east, two similar windows without drip moulds in gabled dormers. Attached to west, facing west, early C19 double fronted house. Central C20 stone porch. To either side, C20 bow windows in original openings. Two similar window above.'

2.2 External Description

The property is constructed of natural stone and roofed in natural stone slates.

The west end of South elevation (the area of proposed alterations) has two recent additions (Circa 1985) to the historic element of the property: a pitched roofed gable ended two-storey extension (which is rendered from ground to first floor level) and a lean-to extension both of which are towards the west side of the south elevation as seen in Figure 2.1. The timber shed which is used for food preparation can also be seen in Figure 2.1.

Figure 2.1 also clearly shows the split level nature of the site.



Figure 1.1: South Elevation

Figure 2.2 shows the affected areas of the east elevation: the pitched roofed gable ended two-storey extension forms bedroom accommodation at first floor and toilets and kitchen for the restaurant at ground floor. The lean-to extension forms the kitchen at ground floor.



Figure 2.2: East Elevation (Part)

Figure 2.3 shows the affected areas of the west elevation from the road: the pitched roofed gable ended two-storey extension is obscured at ground floor level by the boundary wall. The rendered south elevation (ground floor level) can also be seen.



Figure 2.3: West Elevation (Part)

The affected fenestrations are arranged in a mixture of multi-light mullioned windows with stone surrounds and modern single light windows. None of the windows of the historic elements of the building are affected by the proposals.

2.3. Internal description

Figure 2.4 shows the affected areas of the ground floor.

The kitchen area, which serves the restaurant, is housed at ground floor level within the pitched roofed gable ended two-storey extension and lean-to extension. The timber shed is also used as an annexe to the kitchen to prepare food. The pub and restaurant areas shown are accommodated within the historic core of the building – these areas are unaffected by the proposals.

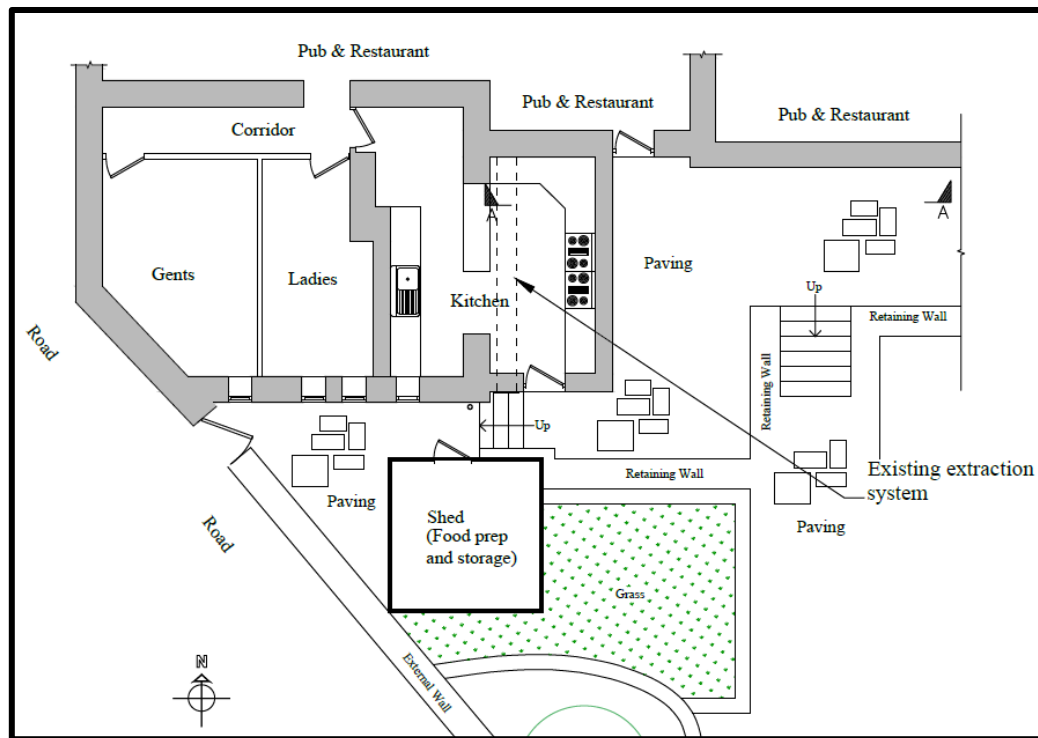


Figure 2.4: Ground Floor and site layout (part)

The kitchen is of an inadequate size to deal with the demands of the busy restaurant, is restricting the growth of the restaurant business and is preventing the employment of additional kitchen staff.

Currently some food is prepared in the timber shed which cannot be accessed from the kitchen.

The applicant has supplied a written statement (submitted with the application) to support the application which details the economic arguments of why the extension is needed.

3.00 The Proposal

The proposal is summarised as follows:

1. Remove the existing timber shed;
2. Provide a single storey extension to the kitchen area;
3. Replace the existing kitchen extraction equipment with new (all housed internally) and conceal the new extraction flue within the new chimney stack;
4. Introduce new kitchen equipment.

Figure 3.1 show the proposed ground floor arrangements. Compare this with Figure 2.4 and it can be seen that a modest yet essential extension to the kitchen area is created.

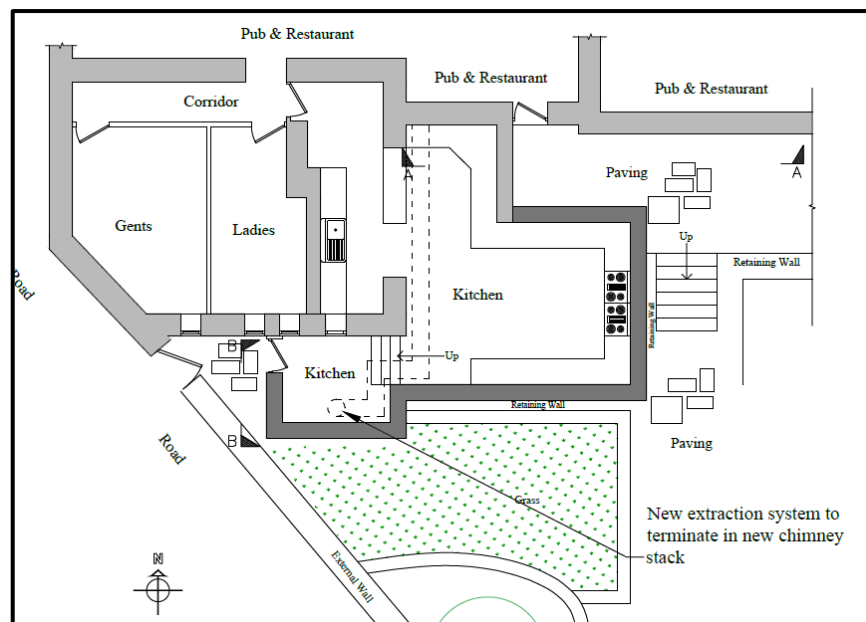


Figure 3.1: Proposed Ground Floor Arrangement

4.00 Design

The key defining design constraint associated with this property is that it is a Grade II listed Building. The design was developed with minimal alteration and impact to the original building fabric as possible.

The design and choice of construction materials used in the proposals will reflect the existing building and those of the locality:

- The existing stone roof slates will be re-used from the partially de-constructed lean-to and the shortfall made up of re-claimed natural stone roof slates to match existing roofs.
- The existing walling stone will be re-used from the partially de-constructed lean-to and the shortfall made up of re-claimed natural stone to match existing walls.
- Pointing of the external stonework shall be bag or brush-rubbed and slightly recessed from the external face of the stonework;
- The new external door on the west elevation will be vertically boarded timber framed painted heritage green to match existing;

5.00 Significance

5.1 Assessing significance

Assessing significance is a fundamental principle for managing change to heritage assets. Section 12 (para' 128) of the NPPF states *'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting'*.

English Heritage issued 'Conservation Principles' in 2008 which explains its approach to significance and managing change and identified four main aspects of significance: evidential, historical, aesthetic and communal. Within these categories significance can be measured in hierarchical levels as follows:

- **Exceptional** – an asset important at the highest national or international levels, including scheduled ancient monuments, Grade I and II* listed buildings and World Heritage Sites. The NPPF advises that substantial harm should be wholly exceptional.
- **High** – a designated asset important at a regional level and also at a national level, including Grade II listed buildings and conservation areas. The NPPF advises that substantial harm should be exceptional.
- **Medium** – an undesignated asset important at a local to regional level, including local (non-statutory) listed buildings or those that make a positive contribution to the setting of a listed building or to a conservation area. May include less significant parts of listed buildings. Buildings and parts of structures in this category should be retained where possible, although there is usually scope for adaptation.
- **Low** – structure or feature of very limited heritage or other cultural value and usually not defined as a heritage asset. May include low quality additions to listed buildings, and buildings that do not contribute positively to a conservation area. The removal or adaptation of structures in this category is usually acceptable where the work will enhance a related heritage asset.
- **Negative** – structure or feature that harms the value of a heritage asset. Wherever practicable, removal of negative features should be considered, taking account of setting and opportunities for enhancement.

The NPPF states *'The more important the asset, the greater the weight should be'*.

5.2 Significance of The Old Hall Inn

The Old Hall Inn was first Grade II listed in 1967 as discussed above. The property is of high significance for its historic and architectural value as a 17th century residence subsequently converted to an Inn. The property is within the boundaries of The High Peak Borough Council and lies inside the Whitehough Conservation Area.

The east and central areas of The South (front) elevation (Figure 5.1) has perhaps the highest significance of the elevations due to the largely unaltered and original fenestration arrangement of the central and east side of this elevation. This is formed by a two storey structure of irregular plan with 2 pitched dormers to the east side and an advanced gabled crosswing forming the central Hall. A mixture of multi-light mullioned windows with stone surrounds are a feature of this elevation.

Figure 5.1 also shows the Circa 1985 extensions which are considered to have low significance.

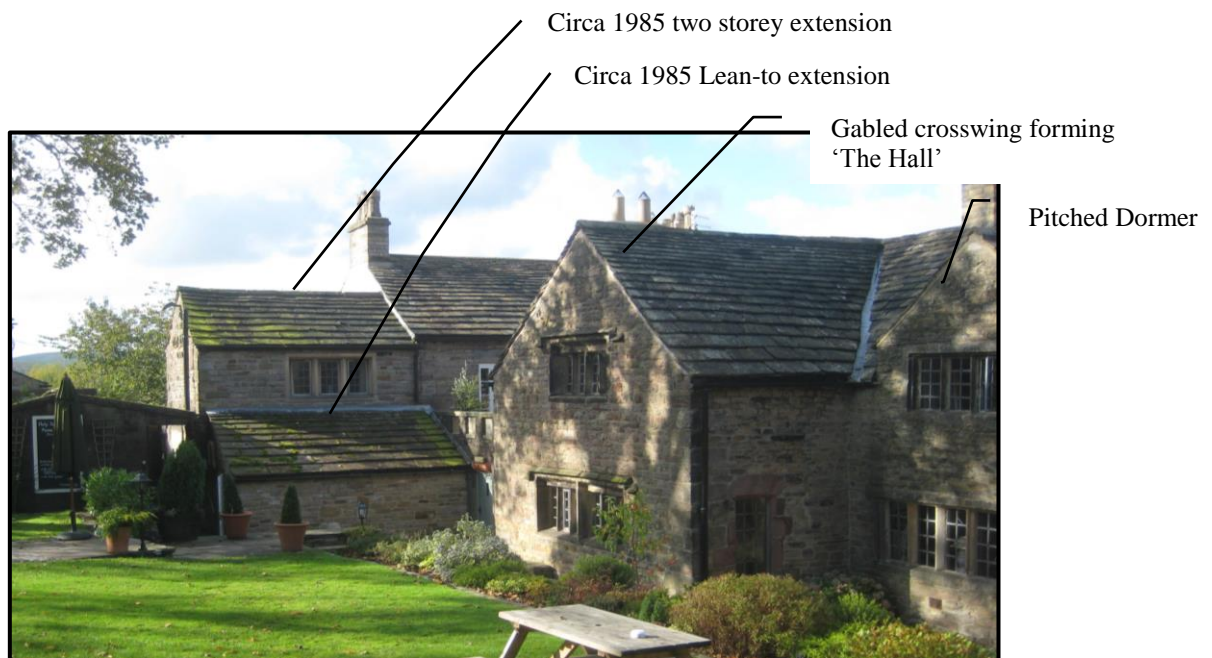


Figure 5.1: South Elevation showing the historic central core of The Hall and the Circa 1985 extensions to the west

The West elevation's architectural and historic value is medium to low: This elevation consists of a Circa 19th century double fronted 'house' with central single storey porch (now forms the restaurant and bar), a flat roofed extension (forming the toilets) and the Circa 1985 two-storey extension. A stone wall with natural stone copings forms the boundary to this elevation. The west elevation is largely unaffected by the proposals.



Figure 5.1: West Elevation

The North elevation is unaffected by the proposals.

Internally the architectural and historic value of the affected areas is low. Much of the interior has been re-modelled and progressively repaired since its construction and much of this work is fairly recent.

6.00 Impact Assessment

6.1 Summary of the proposals

The proposals are minor in nature and fully take into account that the building is listed. Preserving its historic and architectural character and significance is a priority.

The applicant's requirement to extend the kitchen area is fundamental to sustaining and growing the current restaurant business and therefore essential for sustaining the life of the Listed Building.

The proposals do not affect the historic core of the property. The proposed additions are attached to the circa 1985 extensions and do not affect areas of high significance.

6.2 Exterior and setting

Figure 6.1 shows the existing arrangements of the affected area of The Old Hall. It can be seen that the timber shed sits at the upper ground level and retaining walls separate the upper and lower ground levels. The circa 1985 two storey pitch roofed gable extension and lean-to extensions which form the kitchen area are clearly shown.

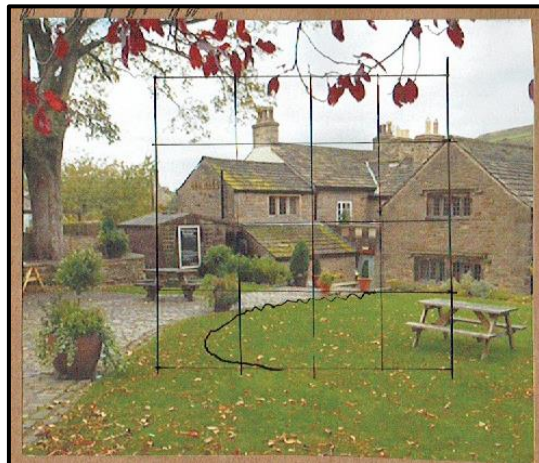


Figure 6.1: Existing Arrangements

Figures 6.2, 6.3 and 6.4 show an artist's impression of the proposed arrangements of the affected area at the western end of the south elevation.

The existing timber shed at higher ground level of the south elevation will be removed and a new single storey pitched roofed gable extension, subordinate to the existing, will be constructed at upper ground level. The existing lean-to at lower ground level will be partially de-constructed and a new single storey pitch roofed structure will be incorporated to form the new kitchen.

What is clear from Figures 6.2, 6.3 and 6.4 and the submitted application drawings is that the impact on the exterior and setting of the listed building is low. The proposals are subordinate and sympathetic to the existing structures. Roof forms and construction materials of the extension match those of the existing buildings.

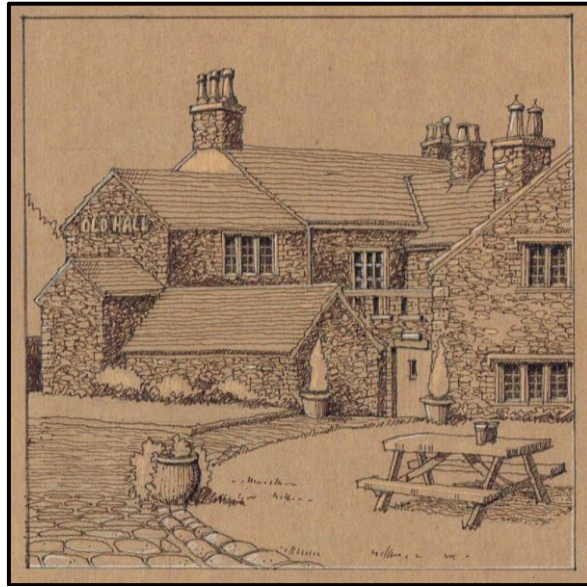


Figure 6.2: Artist's Impression of Proposals



Figure 6.3: Artist's Impression of Proposals



Figure 6.4: Matrix showing impact of extension

Much care and attention has been given to making the proposals sympathetic to its surroundings. The artist impressions drawn up (figures 6.1- 6.4) have used a grid reference to ensure that the dimensions and drawings accurately represent the plans. We felt this was especially important as the plans do not give an accurate representation of the different levels (ie the proposed extension being set much lower than the garden) and the angle from which the hall is viewed (the top of the drive and garden is much to the right of the extension). The artist's impressions are from this angle and give a more complete interpretation of the proposals.

The North elevation is unaffected by the proposals.

The external boundary features and garden areas will remain unchanged.

6.3 Existing external fabric

The existing external fabric of the historic elements of the property remains unchanged and unaffected by the proposals: The circa 1985 extensions are the only elements of the building which are affected by construction works.

The proposals will have no negative impact on the existing external fabric and the net result will make a positive contribution to the historic building. Furthermore, the kitchen extension is vital to the success of the current restaurant business and will in turn provide a sustainable future for the listed building.

7.4 Existing internal fabric

The existing internal fabric will be affected by the proposals by the formation of a new kitchen. As discussed, the architectural and historic value is low due to the internal works affecting the circa 1985 extensions only.

7.00 Access

The property will remain accessible from via existing arrangements maintaining inclusive access and access for emergency vehicles. The parking provisions are unchanged.

8.00 Environmental Analysis

Site stability, contamination and soil types

The property would not be designated as contaminated land. Soil and planting is not affected by the proposals.

Sunlight and Daylight

The proposed extension will be constructed to prevailing Building Regulations standards. The site is not significantly over shaded by other buildings or trees

Wind and micro climate

In common with most local sites, the site is subject to some turbulence as a result of the surrounding high ground.

Flood risk and drainage

The site is not located in an area of flood risk.

Archaeological and historic features

No known features are located on site

Views into and out of the site

The site has the benefit of being adjacent to attractive open areas and is sufficiently elevated with views across the Peak District hills.

Ecological and wildlife

It is not envisaged that any bird or mammal habitat will be affected by the proposals.

9.00 Planning Policy

This section deals with why the proposals are consistent with local and national policies.

9.1 Consistent with Local Policy

High Peak Borough Council's saved Local Plan policies state:

BC5 - CONSERVATION AREAS AND THEIR SETTINGS

'Within Conservation Areas and their settings planning permission will be granted for development, including extensions, alterations and changes of use, provided that:

the use, siting, scale, detailed design, external appearance and landscape treatment of the development will preserve or enhance the special architectural or historic character or appearance of the area;

and important buildings, open spaces, views, trees, walls and other natural and man-made features which positively contribute to the special architectural or historic character or appearance of the area will be protected from harmful development'

BC7 - ALTERATIONS AND EXTENSIONS TO LISTED BUILDINGS

Planning Permission will not be granted for alterations or extensions to Listed Buildings, unless:

- *the historic form, character and structural integrity of the building will be retained; and*
- *architectural or historic elements which contribute to the special architectural or historic character of the building will be retained; and*
- *the proposal will respect the special architectural or historic character of the existing building in terms of its scale, design, external appearance and detailing; and*
- *Facing materials, installed and finished in a manner which match the original or existing materials, will be used*
- *Conditions will be attached to any consent requiring that the features which will be destroyed are suitably recorded.*

We strongly believe the proposals are consistent with BC5 and BC7 for the following reasons:

- The proposals preserve and enhance the special architectural, historic character and appearance significance of the conservation by the use of traditional quality building materials to match existing.
- The historic form, character and structural integrity of the building will be maintained: The historic form and character are maintained by the subordinate and sympathetic design of the extensions as discussed in detail above.
- The architectural and historic elements which contribute to the special architectural and historic character of the building will be retained: Work will only take place on areas of the building whose significance is considered to be low.
- The proposal respects the special architectural and historic character of the existing building in terms of its scale, design, external appearance and detailing: The scale is subordinate and proportionate to the existing as discussed in detail above.

9.2 PPS5 – Planning and the Historic Environment

Although PPS5 has now been superseded by The National Planning Policy Framework (which is considered below) it still remains a valid guide when assessing historic assets:

- ***Policy HE1*** - The new extension will be designed to meet current standards for thermal insulation to minimise energy use.
- ***HE7*** - The proposals will alter the appearance of the property in a positive manner and will not cause harm to the listed building as a whole.
- ***HE9*** - As the proposal would not cause ‘substantial harm’ therefore HE9.2 does not apply in this case. The works will affect some elements of the building fabric (the circa 1985 lean-to) but these are considered to have low significance. The historic fabric will not be affected.
- ***HE10*** - The proposal is sensitively designed and will not affect a high significance part of the building or its setting. The addition will be seen when viewed from the south but the design quality, subordinate nature and use of local materials will ensure it does not harm the setting.
- ***HE12*** - Conditions attached to an approval requiring that the features which will not be retained are suitably recorded, will be welcome.

9.3 National Planning Policy Framework

The National Planning Policy Framework was introduced in March 2012 and Chapter 12, Conserving and Enhancing the Historic Environment, is considered here.

Policy 128 – Requires applicants to assess significance.

Policy 132 – This policy requires great weight to be given to the conservation of heritage assets, in considering the impact of the development on the significance of the heritage asset (the Listed Building). Significance can be harmed by alteration, and any loss or harm has to be justified.

Policy 134 – This policy requires that where ‘less than substantial harm’ will be caused, the harm should be weighed against public benefits.

In relation to these key policies, our case is that the conservation of the heritage asset will not be compromised by the proposals. The small level of harm (the introduction of additions) relates to parts of the building which are considered to have low significance. Overall, and for the reasons discussed above, the proposals enhance the architectural and historic value of the Listed Building and help provide a sustainable future.

10.00 Conclusions

We urge the High Peak Borough Council to grant Planning and Listed Building Consent for the following reasons:

- The proposals respect the special architectural and historic character of the existing property in terms of scale, design, external appearance and detailing and will enhance the architectural and historic value of the Listed Building.
- The proposals comply with local and national policy as detailed above.
- The proposals will give a sustainable and economically viable future to the Listed Building.