

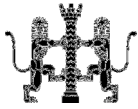
3075

August 2015

DESIGN AND ACCESS STATEMENT
Blue Grass Purple Cow Nursery
Boundary Wall Railings

- 1 **Type of Application**
This is a listed building 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 amend the approval HPK/2013/0637 for the new boundary wall section A to B on drawing 3075 – 02B so that on the high side it is replaced with hoop top metal railings painted black.
- 4 **Date of Preparation**
12 August 2015
- 5 **Date of Amendments**
None
- 6 **Applicant**
Mr E Munro
- 7 **Agent**
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- 8 **Assessing the context of the site**
The building was built as a church school room and has had that continued use for all of its life. The building was sold in 2013 and full approval including listed building approval was given for the redevelopment of the site including the splitting of the site so that the hall building had its own curtilage. A new



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stone wall was approved as the separating structure which was a requirement of the sale of the hall stipulated by the church, the vendor of the site. Now that the purchaser is about to undertake that work the church has had a change of mind and believe that a wall will over power the space and have therefore asked if railings as approved for another part of the boundary can be used for this length.

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

The use of previously approved detail.

8.2 **Evaluation**

Hoop topped railings are suitable for use in areas where there are children and they comply with the building regulations

8.3 **Layout**

The railings follow the approved line

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**

Local stone and steel to be used.

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**

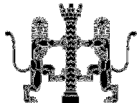
The works will be undertaken to fully comply with the requirements of the Building Regulations approved Document M where applicable and BS 8300:2001. Also the general requirements of the planning policies of High Peak Borough Council

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



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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. 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.

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 advent 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.