

Ms Julie Goodwin
Mr Andrew Denton

HERITAGE STATEMENT

High Lea Hall
St,Mary's Road
New Mills
High Peak
Derbyshire
SK22 3BW

Ref: HPK/20160668

January 2017

Contents:

1. Application
2. Site Location
3. Planning History and Background to the Application
4. Design Concept for the Proposed Development
5. Impact of the Proposed Development
6. Summary

Application

- 1.1 This heritage statement has been prepared to accompany an application for the listed building consent on behalf of the applicants Ms Julie Goodwin and Mr Andrew Denton, which proposes a change of use from residential to commercial property.
- 1.2 This application for a grade 2 listed building consent accompanies the planning application which proposes a proposed Day Nursery on the upper floor of the house.
- 1.3 This statement is supported by plans prepared by Ms Julie Goodwin and Mr Andrew Denton in relation to the internal changes.

Context

Site Location

- 2.1 High Lea Hall, St,Mary's Road, High Peak, Derbyshire, is a grade 2 listed building situated in the centre of High Lea Park, New Mills and is in close proximity to the Town Centre and all public transport running between Manchester and Sheffield. The property lies within the High Peak conservation area of the New Mills Extension.
- 2.2 The building is roughly square shape in plan form and the construction is stone block with a slated roof, the windows are wooden sash that are all in keeping with the age of the building which is 185 years old. High Lea Hall has its own drive way set of from St.Mary's Road, leading down to the Coach houses and the Hall. There is parking around the Hall for approximately 10 cars, this is parking just for the Hall and isn't for the public.

- 2.3 The park which occupies a hillside to the West of the town and is around 5.67 Hectares, consists mainly of grasslands laid out in a semi-formal manner around the hall and bounded by mature woodlands. It provides a varied range of habitats for flora and fauna including a wildlife pond. It also plays host to the town's long established annual bonfire and fireworks display.
- 2.4 Over the years the park has evolved to meet the town's needs and contains – Garden of Remembrance, Formal Lawns with seasonal plantings. A variety of children's play equipment, including a fountain/paddling pool. Toilet facilities. An extensive Community Orchard. A series of paved and unpaved pathways. Woodland carvings.
- 2.5 The Coach Houses have been turned into work and storage areas for the park workers, the private gardens of the Hall are also now used as storage and work areas.

Planning History and Background to the Application

- 3.1 Having researched the history of High Lea Hall I have found out that it was built and owned by the Barnes family in the 1830's where thy family lived until 1937.
- 3.2 Since 1937 High Lea Park and High Lea Hall has been owned by New Mills Town Hall where it's been used as a playground for generations of local children and has played host to a multitude of public events.
- 3.3 It has developed and evolved with the times and with use, but many of the original features remain. In recent years have seen it extended and now supplemented by a community orchard of over 100 trees.
- 3.4 The Hall and other buildings have seen view external changes. The upper floor of the Hall has been home to a succession of Head gardeners and the lower floor until the late 1980's housed the local clinic. Since the late 1980's the lower floor has been home to High Peak Arts. Where the upper floor has sat empty since the late 1980's.
- 3.5 Full planning was granted by High Peak Borough Council to change the use from Residential to Commercial use for the First Floor Accommodation at High Lea Hall, St, Marys Road, New Mills on the 16th March 2012 Application No. HP/2012/0102

Design Concept for the Proposed Development

- 4.1 There will be no work or changes carried out to the external building.
- 4.2 To change all outstanding doors to the upper and lower floors to bring the whole building up to the fire regulations. The doors that we are planning on using will be Regulated Fire Doors with 30 minutes of fire protection. The doors will have a factory aperture glazed panel that is 150mm x 700mm. All doors will be hung to the existing door frames to help keep the regional features of the inside of the building. These will be hung by hinges that will then be covered with finger protection covers. The door will also be fitted with a self-closing door fitting which will be fitted inside the door and to the door frame. Heat and smoke seals will be fitted to all the doors to get the full 30 minutes of fire protection. For manufactures brochure please see <http://www.justfiredoors.com> and the extra information upload with application.

- 4.3 A level 3 fire alarm will also be fitted to the whole of the building as at the moment it only has domestic fire alarms fitted. These will be fitted on the ceilings of each room by running wires under the flooring of the upper floor to fit the smoke alarms in the lower rooms and under the flooring of the loft for the upper floor. The cellar and loft will also be fitted with smoke alarms.
- 4.4 To remove the bath and to add extra toilets with cubicles, where the bath is standing. We plan to add 2 extra toilets that will give us 3 toilets altogether each in their own cubical. On the other side there is a sink which were planning on change to 3 hand sinks. As we will be using the same plumbing that's already there no external work will be needed to carry out. Again no regional features will be removed.

Impact of the Proposed Development

- 5.1 The doors that are already in the building are ply wood doors and do not match the regional features of the rest of the hall. The new doors will be fire proofed and painted to match in with the rest of door casings, helping to improve the look of each room and helping to protect the building if a fire was to happen. Each fire door would be closed every evening to help control the fire if one started whilst the building was empty.
- 5.2 By adding a smoke alarm to the whole building, replacing the domestic ones that are already there, will also help protected a much loved building and everyone who may use the building. All wires will be hidden from sight and all work will be carried out keeping all regional features intact.
- 5.3 The bath and sink again are of modern standards and aren't in keeping with the age of the property, so we wouldn't be removing anything of age from the bathroom in changing it. Any regional features would be worked around so we don't disturbed any history.
- 5.4 There would be no visual impact to anyone for the work we wish to carry out on the building of High Lea Hall.