

## Bowden Hall Stables

22 March 2017

Bowden Hall  
High Peak  
Derbyshire  
SK23 0QP

National Grid Reference: SK 06628 81740  
My ref: 081B2/03/2017

## Design, Access and Heritage Statement

### Introduction

This statement, plans and accompanying forms constitutes an application for stabling at Bowden Hall. Consent for stables (Ref: HPK/2011/0195) was granted in June 2011 but not implemented. It is considered that there has been no material change in circumstances or policy in relation to this site, and therefore there should be no impediment to a new consent.

### Context

Bowden Hall is a listed building (Grade II). Beyond the immediate gardens the former parkland is used for recreation (the pond is let to a fishing club), grazing and accommodation of livestock. Part of the wider site is host to an unused plant nursery.

The immediate setting of the hall is not currently affected by the use of the land; grazing the land is beneficial to the wider landscape and setting of the historic asset.

### Heritage

Bowden Hall is listed Grade II and as such is a designated heritage asset. Set against the four 'values' (ex *Conservation Principles* English Heritage/Historic England 2008) it scores in terms of aesthetic and historic values, less well on communal and evidential values. It is however of high significance.

The gardens, grounds and wider parkland landscape contribute to its significance in the positive. Whereas the parkland is by nature a working landscape and grazing is generally to the benefit of the rural landscape, care needs to be taken to only make changes which do not affect the relationship between it and the more domestic immediate surroundings of the hall. As long as development is

appropriate to a countryside location and sited out of the principal prospect from the hall there will be no impact on the significance of the asset.

## **Use**

The proposed development is for a modest set of animal shelters/stables with tack and feed storage space, sited and designed for purpose and to be without detriment to the setting of the LB or the rural character of the area.

## **Accommodation – amount and type**

5 single storey animal shelters/stables with tack room and feed store. All external surfacing to be permeable.

## **Highways and related issues**

Servicing and access will be off Bowden Lane, via the existing gateway. The development will generate no additional traffic in real; terms as the facility is an adjunct of the hall only. The footpath running along the eastern boundary of the proposed site will not be affected in any way by the development.

## **Access and accessibility**

Access for vehicles will be as above.

External surfacing will be compacted rolled stone suitable for wheelchair access (with care). Overall the surfaces will be permeable, but in addition there will be 'French' drains to ensure that no run-off of storm water onto the highway is possible.

The buildings will be Part M compliant as far as is feasible.

## **Building form, scale and site layout**

The layout is as shown on the submitted plans.

The proposed shelters will be one storey in height, of traditional form, constructed of timber frame with timber cladding and green felt roofs.

## **Landscape setting and the public realm**

The building will be set alongside the edge of the mature tree belt and this be screened at all times from the hall and the majority of the accessible landscape around it. There will be no impact on the visual setting or prospect of the hall itself. The footpath running by the proposed development on its east side will remain in its current form and route and the experience of using it will, it is suggested, be materially no different than at present.

The siting of the development avoids any impact on the local wildlife designation area just to the north. (See site layout plan).

## Conclusion

The development will not harm the significance of the hall as a designated heritage asset.

The proposal is proportionate, appropriate in design, form and location and therefore constitutes sustainable development. It is considered to be in accordance with the National Planning Policy Framework 2012 and local policy.

A handwritten signature in black ink, reading 'Mark Strawbridge'. The signature is written in a cursive style with a large, stylized 'M' and 'S'.

**Mark Strawbridge MRTPI IHBC (A)CIfA**

CAMplan 2017