

Design, Access and Heritage Statement

December 2022

***Planning Consent for a single storey extension and
internal alterations at***

***Hayfield Cricket Club, Cricket Ground
Hayfield, Derbyshire, SK22 2EP***

- **Applicant**
Hayfield Cricket Club
- **Planning Authority**
High Peak Borough Council
- **Proposal**
Single storey extension and internal alterations
- **Location**
Hayfield Cricket Club, Cricket Ground, Hayfield, Derbyshire, SK22 2EP
- **Agent**
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Contents

1.00	Introduction.....	3
2.00	Background and Understanding the Asset.....	4
3.00	The Proposal	7
4.00	Significance.....	8
5.00	Access	10
6.00	Environmental Analysis.....	11
	Site stability, contamination and soil types.....	11
	Sunlight and Daylight	11
	Wind and micro climate.....	11
	Flood risk and drainage.....	11
	Archaeological and historic features.....	11
	Ecological and wildlife	11
	Arboricultural.....	11
7.00	Conclusions.....	12

1.00 Introduction

This application is prepared following instruction from the applicants, Hayfield Cricket Club.

The Heritage Assessment element of this document follows the guidelines set out in Historic England Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (Historic England 2019). This recommends a 5-stage approach to decision-making in applications affecting heritage asset:

- Stage 1: Understand the form, materials and history of the affected heritage asset(s), and/or the nature and extent of archaeological deposits.
- Stage 2: Understand the significance of the asset(s)
- Stage 3: Understand the impact of the proposal on that significance
- Stage 4: Avoid, minimise and mitigate negative impact, in a way that meets the objectives of the NPPF
- Stage 5: Look for opportunities to better reveal or enhance significance

The assessment is also mindful of the staged approach described in Principles of Cultural Heritage Impact Assessment in the UK (IEMA/IHBC/CIIfA 2021). This good practice guidance document identifies two main principles and six analytical stages that allow Cultural Heritage Impact Assessment (CHIA) to be used to make informed decisions about the sustainable management of cultural heritage assets:

- a. Understanding cultural heritage assets:
 1. Describing the asset;
 2. Ascribing cultural significance; and
 3. Attributing importance.
- b. Evaluating the consequences of change:
 1. Understanding change;
 2. Assessing impact; and
 3. Weighting the effect.

2.00 Background and Understanding the Asset

The building subject of this application, The Cricket Pavilion, is not listed but lies within the Hayfield conservation area.

Hayfield CC is a progressive, inclusive cricket club that is central to the local community. They aim to be exemplary in all cricketing matters and a leading example of what can be achieved by a village cricket club.

The Club aims to provide an attractive environment and a welcoming, inclusive, respectful and fun atmosphere for playing members, social members, umpires and visiting players and their supporters.

The club promotes the growth and enjoyment of competitive cricket at all age levels - regardless of gender, race, religion, sexuality or physical capability - by providing regular training and improving facilities and access to ensure the continuous development of all junior players to breed a life-long love of cricket.

Figure 1 shows the location of The Cricket Pavilion and its relationship with 3Nr Grade II listed buildings to the north and northwest:

1. Fox Hall
2. Fox Hall Barn
3. The Royal Hotel



Figure 1: Location Plan

Hayfield Cricket Pavilion was built circa 1986 and was extended in 2007 (HPK/2007/0119). Figures 2 and 3 show the current west, east and south elevations of the Pavilion.



Figure 2: West Elevation.



Figure 3: East (side) and South Elevations with Fox Hall and Fox Hall Barn in the background

Figures 4 and 5 show the current elevations and floor plan of the Pavilion.

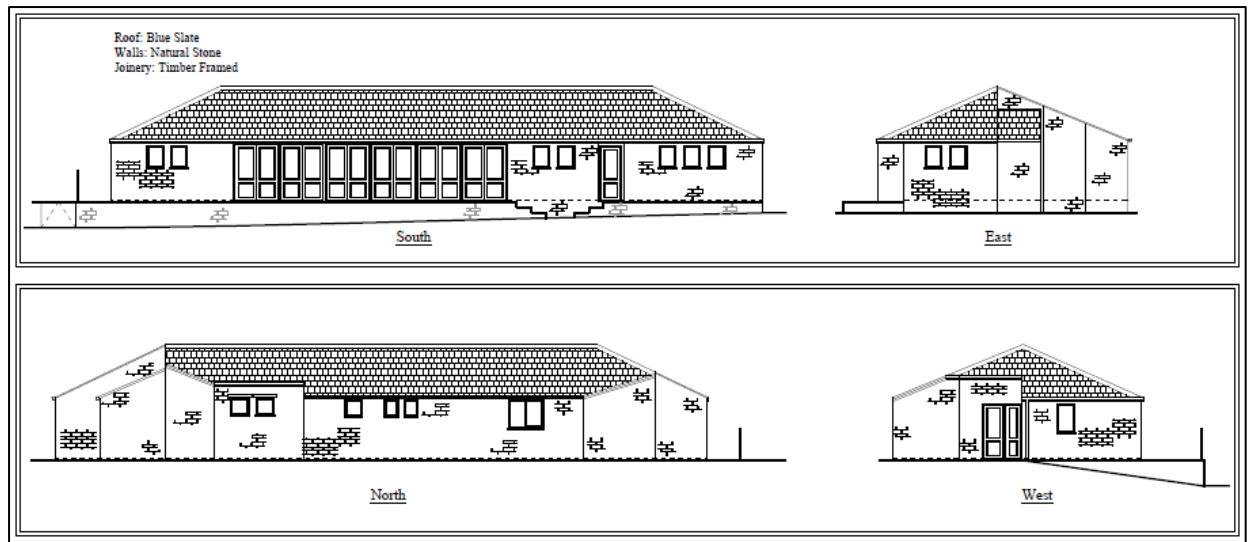


Figure 4: Pavilion Elevations as Existing

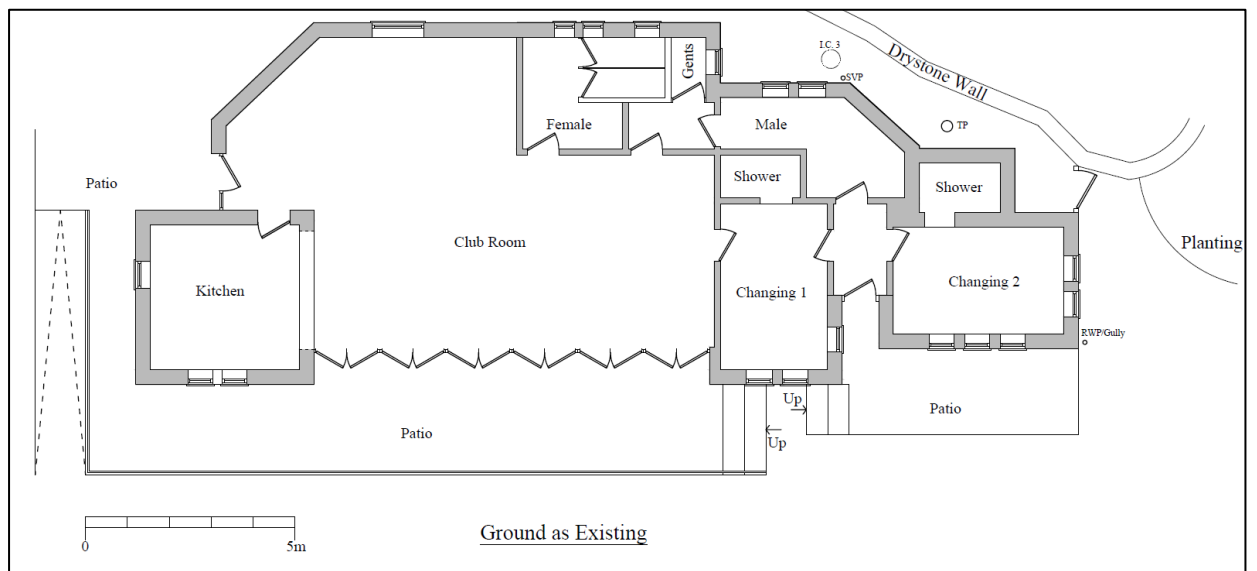


Figure 5: Pavilion Floor Plans as Existing

The Pavilion is simple in construction with blue slate pitched and hipped roofs, the walls are natural gritstone and the joinery is painted timber frames.

3.00 The Proposal

This application seeks approval for a single storey extension to the east elevation and internal alterations. This will allow for separate girls/ladies shower and changing facilities.

Figure 6 shows the proposed elevations and Figure 7 the proposed floor plan.

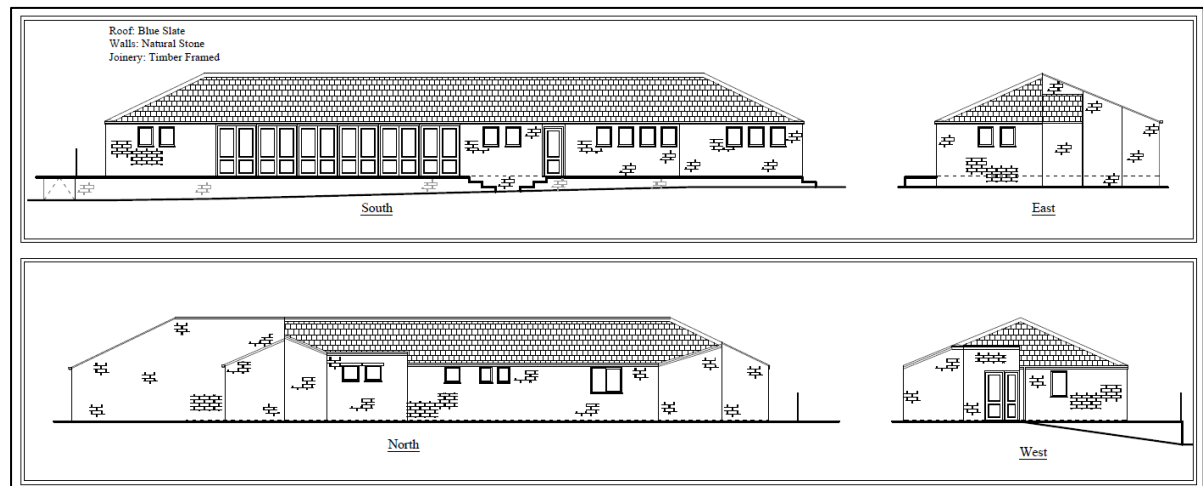


Figure 6: Proposed Elevations

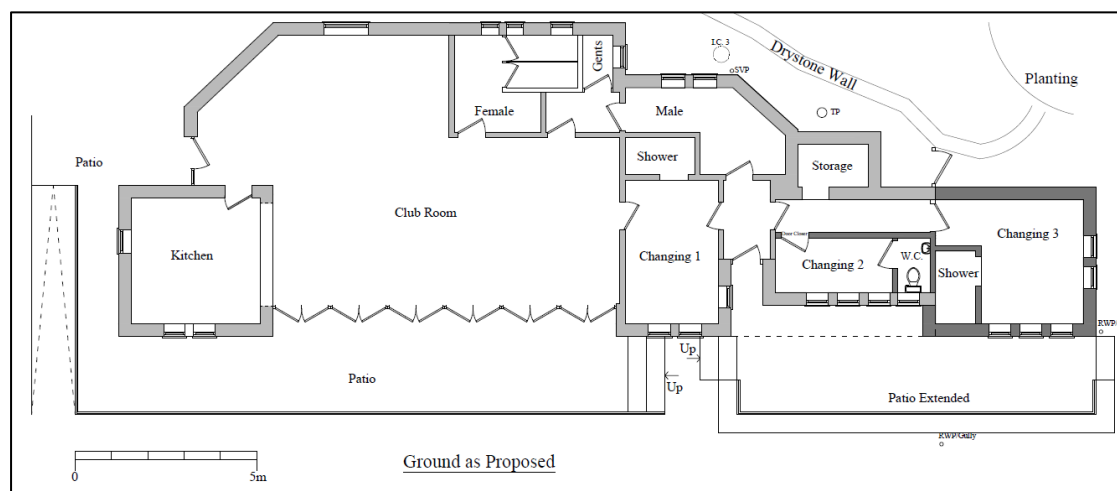


Figure 7: Proposed Floor Plans

The materials proposed will match the existing: roof cover blue slate; walls natural gritstone and joinery painted timber frames.

4.00 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'*.

Significance of the Pavilion

The Pavilion is not listed but located within The Hayfield Conservation Area. Given it is a relatively new building with only modest architectural merit, its significance could be considered as medium.

However, there is no doubt that the surrounding group of buildings, particularly the listed buildings mentioned above, are of high significance and value in both historic and conservation terms.

Impact of the proposals

The proposals have been carefully considered to minimise any harmful impact on both the surrounding listed buildings and the wider Conservation Area.

The scale and form of the proposed extension is proportionate to the existing structure. By using good quality and matching reclaimed materials the proposals cause no harm to the heritage asset.

By providing additional space for a separate girls/ladies shower and changing area, the proposals help maintain the inclusivity of this essential community asset.

5.00 Access

Access is provided to the property via the existing vehicular and pedestrian access.
The access arrangements are unchanged.

6.00 Environmental Analysis

Site stability, contamination and soil types

The property/land would not be designated as contaminated land.

Sunlight and Daylight

The development is not significantly over shaded by other buildings or trees.

Wind and micro climate

The site is partially screened from high winds although in common with most local sites is subject to turbulence as a result of the surrounding high ground.

Flood risk and drainage

The site has no flood risk.

Archaeological and historic features

No heritage assets are adversely affected by the proposals.

Ecological and wildlife

No bird or mammal habitat will be affected by the proposals.

Arboricultural

No trees will be harmed by the proposals.

7.00 Conclusions

In light of the above, we would urge the Local Authority to support the proposals and issue Planning Approval.