

## SW394-PL004 Heritage, Design and Access Statement

### Retrospective Listed Building and planning application - New opening to The Old Hall Whitehough, SK23 6EJ

#### INTRODUCTION

This statement has been prepared by SlaterWilde Ltd to support the retrospective Planning and Listed Building application made on behalf of The Old Hall Ltd for the insertion of a new opening to the northern elevation external wall at The Old Hall Inn, Whitehough, SK23 6EJ.

This statement sets out the assets of the site, the landscape character of the site and the design process in addressing and responding to the site and its context.

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.

#### PROPOSAL

The proposal submitted is for the insertion of a new opening to the North Elevation external wall of the Old Hall Inn.

#### SITE AND CONTEXT



Figure 1: Site Location

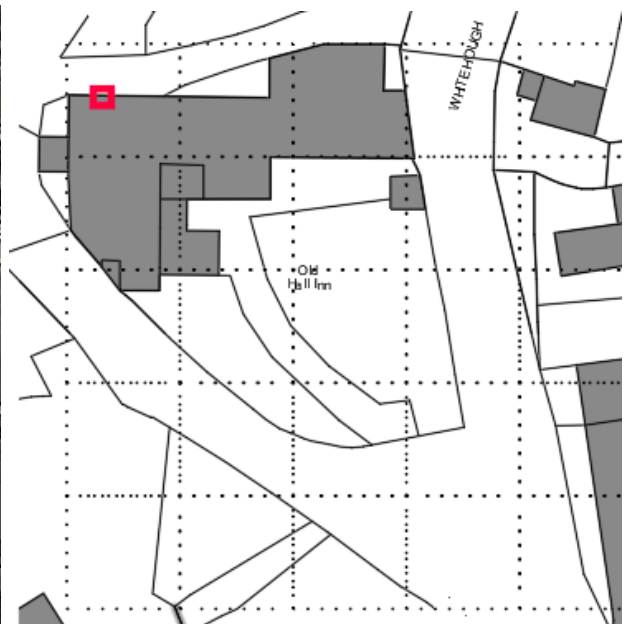
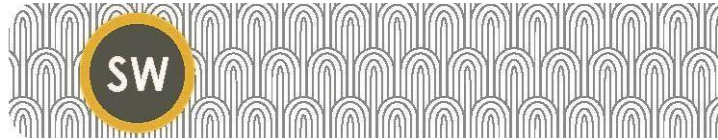


Fig.2 Location of opening to North elevation

**Site Location** – The Old Hall Inn is located in Whitehough, on the southern outskirts of the parish of Chinley. The application site is in the ownership of The Old Hall Inn Ltd who own a number of buildings including the public houses (including The Old Hall and Paper Mill Inn) with accommodation above and various ancillary buildings, outdoor space and carparking.





The area is afforded protection as it is a Grade II Listed building which lies within the Chinley and Whitehough Conservation area and is located within green belt as defined within the Local Plan and the Chapel-en-le-frith Neighbourhood Plan.

**Listing** - The building was first listed on 21<sup>st</sup> April 1967 (amended 12<sup>th</sup> April 1984) (listing number: 1187237). The Listed description states: This list entry was subject to a Minor Amendment on 5 May 2022 to update text and reformat to current standards.

*'SK 08 SW 3/88*

*TOWN OF CHAPEL-EN-LE-FRITH WHITEHOUGH HEAD LANE (West Side) Old Hall Inn  
(Formerly listed separately as 'Old Hall Inn, Whitehough' and 'Whitehough Old Hall')  
Grade II 21.4.67*

*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 six-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 four-light chamfered mullion window and second doorcase to east. Above, in crosswing, four-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 windows above.*

The property is constructed of natural stone and roofed in natural stone slates. The west end of the North elevation (the area of the proposed opening) is a pitched roofed gable ended two-storey building, which is fully rendered (sand / cement) from ground to chimney level. Fenestration is a mixture of multi-light chamfered mullioned windows with stone surrounds mainly to the historic elements on the south, east and north elevations. To the more modern elements of the building to the north and west elevations they house a mixture of multi light sash windows and modern single light windows

## **AMOUNT, SCALE, LAYOUT AND APPEARANCE**

### **Amount & Scale**

The proposed is very minimal in development terms. An area of the external wall less than 0.35sqm has been removed to form the new opening. It sits some 1.5m above the external level and its structural opening size is 65cm wide x 53cm high plus an additional depth of approx. 150mm has been removed to the external render to enable exposure of the existing timber lintel above. No other elevations/existing fabric is affected by the proposed.

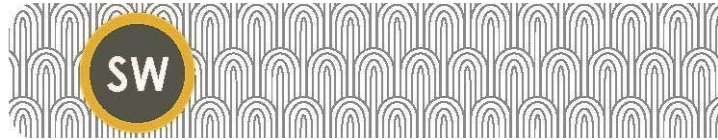




**Figure 3: North Elevation showing extent of proposal – Insertion of 65cm (w) x 53cm (h) aperture within external rendered wall to form new opening. Located to the recess head level of the exposed infilled door (internally).**



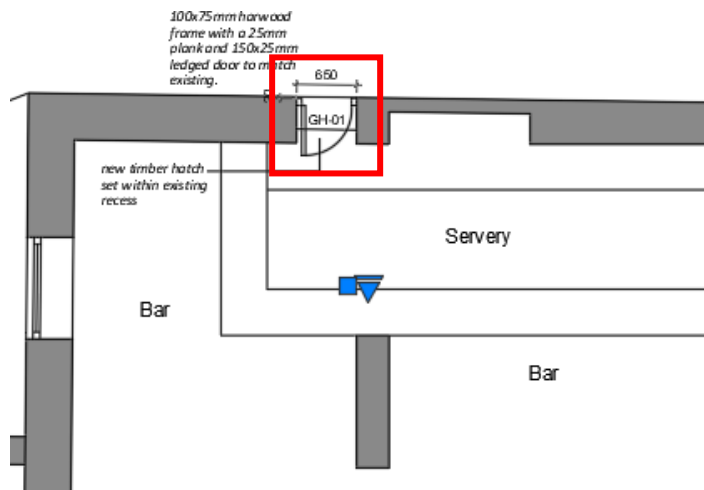
**Figure 4: View of northern elevation from east approach. Historic building elements to the east, more modern fenestration and Finish to the west end of the northern elevation. The small opening sits to the west end of the northern elevation. Due to its size and location within the later addition its visual impact upon the heritage asset is low.**



## Layout –

Its layout was determined by an existing recessed doorway opening located some years ago whilst refit of the bar / servery area was carried out. No formal evidence or description of this existing opening can be found, however it is clearly evident and must have formed part of the existing building but was closed off prior to listing.

The proposed opening has been created to the rear of the bar/servery of the public house, it sits above the servery level and sits well into the reveal to form a larger cill internally.



**Figure 5: Layout of bar/servery of existing public house.**  
New opening sits within an existing recess at head height and sits above the counter top at this point. The opening width / height were determined on the existing.



**Figure 6: Existing opening uncovered during historic refurbishment of bar/servery.**  
Existing doorway exposed when bar remodelling works were carried out some years prior.

## Appearance-

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. It has retained the overall proportions of the existing opening and is framed with a 75mm hardwood frame with vertical boarded ledge door. The timber has been unfinished to allow the natural greying of the timber over time, similar to that of the porch doors immediate to the right.

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

## LANDSCAPING AND ACCESS

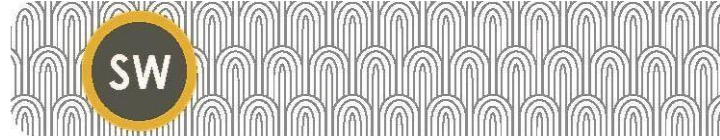
All landscaping, access, parking and refuse have not been affected by the works and are retained as is. The external boundary features and garden areas will remain unchanged.

## 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'.



**SlaterWilde Limited**  
Tall Trees, 8 Crossings Road, Chapel-en-Le-Frith  
High Peak, Derbyshire SK23 9RZ Tel: 07811964516 / 07815529310  
e-mail: [contact@slaterwilde.co.uk](mailto:contact@slaterwilde.co.uk) [www.slaterwilde.co.uk](http://www.slaterwilde.co.uk)  
SlaterWilde Limited Registered in England No. 07819049



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.

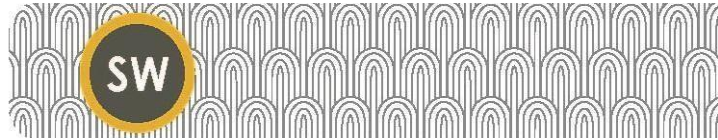
The NPPF states '*The more important the asset, the greater the weight should be*'.

The Old Hall Inn was first listed in 1967 as noted above. The Old Hall has historical and aesthetic value, and makes a contribution of high significance for its historic and architectural value as a 17<sup>th</sup> 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 have perhaps the highest significance of the elevations due to the largely unaltered and original fenestration arrangement. 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. The proposals do not affect the historic core of the property. These areas noted together with the West elevation are unaffected by the proposals.

The North elevations architectural and historic value is medium to low. This elevation consists of the gable end of a Circ 19<sup>th</sup> century double fronted 'house' which is fully rendered (sand /





cement) from ground to chimney level and the rear of the two storey structure of irregular plan. The gable and the two storey structure house a mixture of later multi light sash windows and modern single light windows.

We consider that the proposal to the later northern gable will not be compromised by the proposals and therefore have no significant impact on the existing building nor any impact on the Conservation Area.

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

### **IMPACT ASSESSMENT**

The proposal is very minor in nature and fully takes into account that the building is listed and is within the conservation area. Preserving its historic and architectural character and significance is a priority.

The proposals do not affect the historic core of the property. The opening has been installed to the northern elevation and does not affect areas of high significance. The new opening has been designed to harmonise with the existing architectural style of the building or area.

The impact on the exterior and setting of the listed building is low. The proposals are subordinate and sympathetic to the existing structures

### **CONCLUSION**

We strongly believe the proposals are consistent with local and national policies and guidelines set out by English heritage for the following reasons:

- The visual appearance respects the architectural and historic character of the existing property in terms of scale, design, external appearance and detailing. This enhancing the architectural and historic value the existing building and that of the surrounding Conservation Area without causing undue harm to the amenities of neighbouring occupiers.
- The proposals is of minimal scale.
- The historic form, character and structural integrity of the building will be maintained.
- 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.

We feel the proposal set out, is in accordance with Paragraphs 55 of the National Planning Policy Framework and Policies S1, S1a, EQ6, EQ7, CF6 & E1 of the High Peak Local Plan. The proposals will have no adverse impact which would cause significant and demonstrable harm and therefore it is requested that the application be recommended for approval.

**July 2023**

