

HIGHGATE HALL



PLANNING DOCUMENT FEBRUARY 2010



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DESIGN AND ACCESS STATEMENT



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Fig. 1 Highgate Hall Aerial view

SCHEME DETAILS

Site Location	: Highgate Hall, Hayfield, SK22 2JL
Development	: Proposed Conversion of Existing Garage/Store into additional bedrooms, and erection of single story link block and glazed garden room
Date Prepared	: February 2010
Applicant	: Simon and Claire Potkins
Agent	: John McCall John McCall Architects, The Old Co-op Building Church Street Hayfield High Peak SK22 2JE : john@johnmccall.co.uk

INTRODUCTION

- This Design Statement has been prepared on behalf our client as part of the supporting documentation for the planning and listed building applications for the above proposal.
- It has been produced with reference to guidance from Cabe (2006) and of PPG15 – Planning and the Historic Environment.
- Pre-application guidance has been sought through several meetings with the council Planning Department. The design of the scheme has been produced taking into account comments and recommendations made through this process of constructive dialogue.

BACKGROUND

Highgate Hall is a stone built, private house, originally built in the 17th Century, a standing in a domestic curtilage of approx 1 acre (.4ha), on the West side of Highgate Road, approx ¼ mile South of Hayfield Village and at an elevation of approx 600ft (a180m) above sea level. The building was listed Grade II under Section 54 of the Town and Country Planning act (1971) on 4th February 1985. (See Accompanying Heritage Impact Assessment).

THE PROPOSED SITE

- The site is located within the red line boundary and is located within a predominately rural area.



EXISTING SITE PHOTOS



Front entrance



Side elevation



Garage



View from front lawn

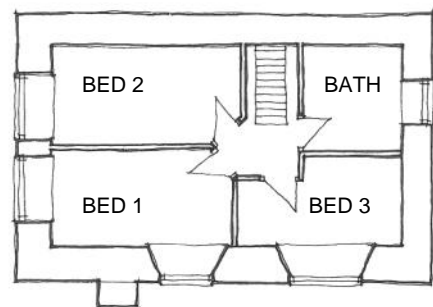
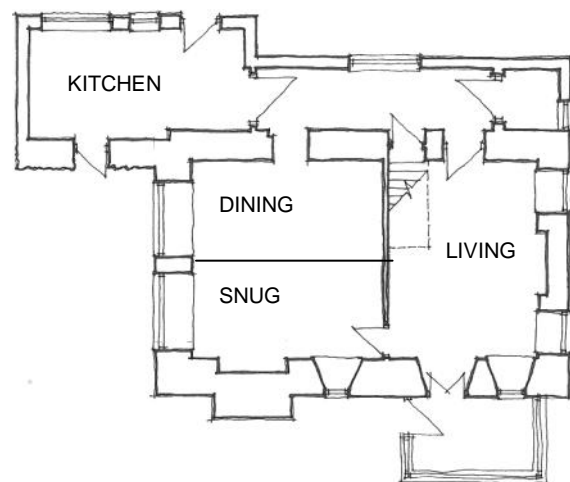
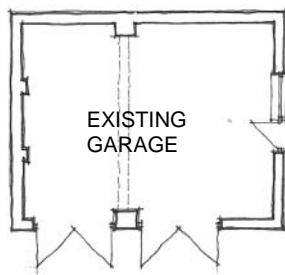


Existing dining room



Existing snug

EXISTING FLOOR PLANS



ORIGINAL CLIENT BRIEF

In summary, the client requirements were as followed:

- To add a minimum of 2 additional bedrooms, one of which to become a master bedroom with en-suite shower room
- To improve access and entrance hall provision
- To provide a home office and utility room with storage for footwear and cloaks
- To improve storage provision
- To possibly provide a glazed structure to allow more light into the dwelling
- To make the kitchen the heart of the home

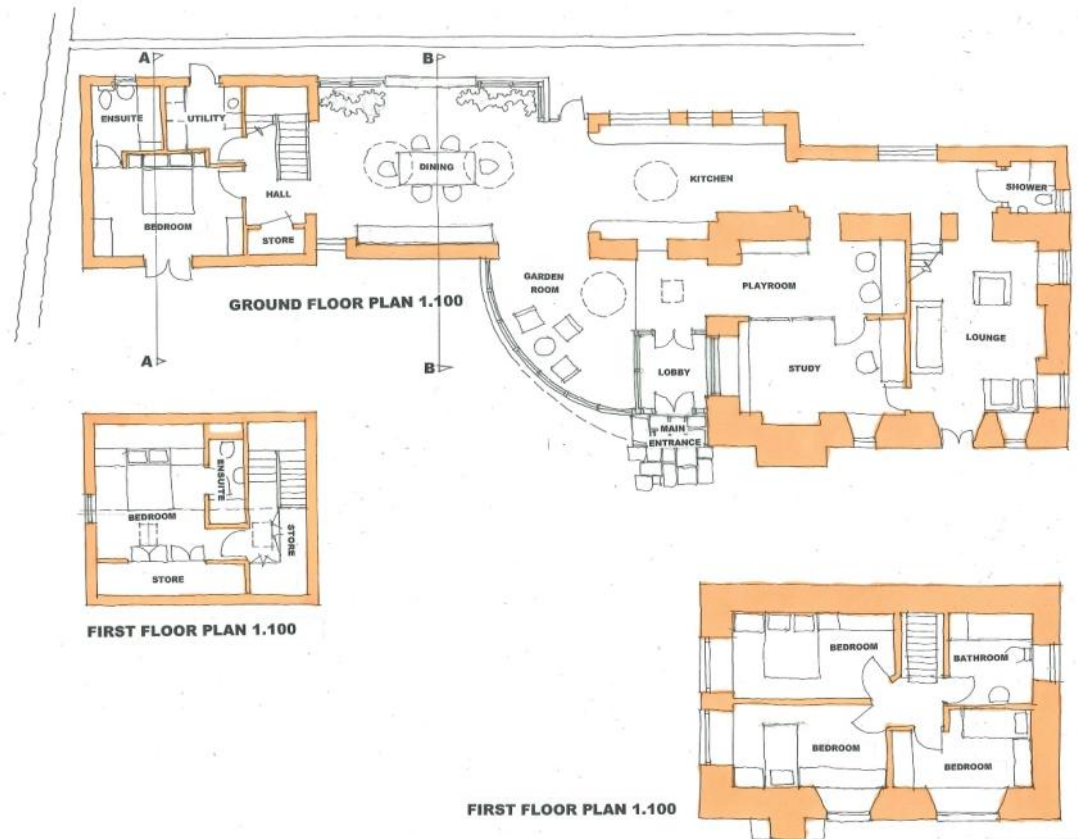
DESIGN AMBITION

Our aim is to provide a high quality living environment, which is sympathetic to its surroundings and does not detract from the distinctive characteristics of the existing building.

LAYOUT

The proposed layout creates a recognisable formal entrance and circulation pattern and a set of internal spatial arrangements which is more in keeping with the original status of the house than the current "ad-hoc" arrangement.

PROPOSED PLANS



PROPOSED ELEVATIONS



LOCAL COUNCIL CONSULTATIONS

There have been several meetings and discussions with Liz Pleasant the local planning development officer and Joanne Brookes the Conservation officer. All feedback given has been incorporated into the design prior to making a submission.

In addition there have been discussions with Mr and Mrs Crompton of Highgate farm and they have no objections to the scheme,

CONCLUSION

Through a thorough process of looking at the building and the way it is used and also discussions with the Conservation officer, the proposals enhance the existing building and ensure a sustainable future as a substantial family home.

HERITAGE IMPACT ASSESSMENT



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HIGHGATE HALL

Proposed Conversion of Existing Garage/Store into additional bedrooms, and erection of single story link block and glazed garden room

HERITAGE IMPACT ASSESSMENT

This document has been prepared as part of the supporting documentation for the Planning and Listed Building Applications for the above proposal.

It has been produced with reference to English Heritage Policy Statement – Practical Guide to Assessment “Enabling Development and Conservation of Heritage Assets”.

BACKGROUND

Highgate Hall lies on the west side of Highgate Road, approximately 1.4 mile south of Hayfield Village and at an elevation of approximately 600 feet (180m) above sea level.

The building was listed under section 54 of the Town and Country Planning Act (1971) on 4th February 1985 (ref SK08NW 7/125).

The listing description is:- House, 17th Century, Altered 20th Century coursed gritstone with large quoins. Gritstone dressings, stone slate roof; large external chimney stack, stepped in towards top to west elevation. Two storeys, two bay west elevation, large stack to north. 20th Century glazed porch to south covering formerly two light recessed and chamfered window and 20th century glazed door. Between porch and stack 20th Century window to south former three light recessed and chamfered window, now with central square section mullion.

Both gable walls have 20th Century windows. Chamfered, quoined door case with pointed arch pedimental lintel to rear. 20th Century door



EXISTING

The house probably originally consisted of the main rooms on ground floor and three rooms at first floor level. Subsequent additions and alterations have resulted in a rather cramped and awkward arrangement of small rooms of very low ceiling height, with a particularly ugly single extension on the North East corner with a shallow pitched roof, and an equally inappropriate clumsily detailed glazed structure on the South West corner.

Most unfortunately the North gable has been seriously modified by the removal of chamfered, mullioned windows with elegant drip moulds at ground and first floors and the insertion of four large window openings with exposed concrete lintels (see 1956 and present day photos).

An outbuilding which lies within the domestic curtilage between the house and Highgate Road to the North is linked to the house by an attractive, high dry stone wall which probably originally defined a kitchen garden, and which now partially screens the kitchen extension mentioned above. The main entrance to the house is through an opening in this wall (into the kitchen) through what may have been the gateway to the kitchen garden.

The proposal is to remove the ugly glazed porch to the South West corner and to make good around the openings and to the stone work on this elevation.

To take down the shallow pitched roof over the kitchen extension and to integrate this area with a new single storey link space connecting into the existing outbuilding and with a curved glazed space which forms a main entrance lobby and garden room the whole of this area is to be covered by a flat, green (sedum) roof.

The outbuilding is to be converted into two bedrooms with en-suite facilities, with a small utility room at ground floor level.

HERITAGE IMPACT ASSESSMENT

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|----|---|--|
| 1. | Type of Significance -
Relative Importance -
Impact - | Archeological
Medium
The proposal retains the archaeology of Highgate Hall virtually intact; as there are minimal alterations to historic structure. |
| 2. | Type of Significance -
Relative Importance -
Impact - | Historical / Associational / Use
Medium
The proposal does not change the use of the building as a single residence; domestic cartilage remains unaltered. |
| 3. | Type of Significance-
Relative Importance-
Impact - | Architectural
High
The removal of the South West porch structure is a positive benefit in restoring the house to its original robust form. There is benefit in creative elegantly detailed lightweight glazed structure to the north gable, forming a recognisable formal entrance and creating a circulation pattern and set of spatial relationships which is more in sympathy with the original status of the house. This has the further advantage of partially masking the unsightly concrete lintelled windows which mar this side of the house. |

Similarly the removal of the shallow pitched roof over the kitchen and its replacement with a flat sedum roof is an enhancement, in that it repotes the negative effect of the historic structure.

- | | | |
|------------------|---|---|
| 4. | Type of Significance -
Relative Importance -
Impact - | Landscape
Medium
The proposal does not include the removal of any significant trees (see arboriculture report). It is envisaged that the existing shrub garden (which is quite recent) will be removed and the area to the buildings will be remodelled with a scheme of hard and landscaping (design to be submitted to discharge Planning Condition). There is an opportunity to “de-suburbanise” the landscape quality around the house, and to “de-escalate” the influence of the motor vehicle on the site. |
| adjacent
soft | | |
| 5. | Type of Significance -
Relative Importance -
Impact - | Ecological
Medium
The use of a flat sedum roof to the kitchen and the proposed single storey additions has a range of positive impacts from a ecological and sustainability point of view. The use of vegetation on a roof surface ameliorates the negative thermal effects of conventional roofing surfaces through the cooling effect of evapotranspiration. It also provides benefits in the form of insulation, thereby reducing energy use and CO2 emissions. The biodiversity benefits of green roofs are manifold. The green roof can support many types of plant, which in turn can provide suitable habitat for a variety of rare and interesting invertebrates. |

OVERVIEW

The proposed alterations and additions to Highgate Hall, which are the subject of the Planning and Listed Building Applications have, on balance, a beneficial effect on the Listed Building, as discussed above. In addition the overall effect of the proposal will be create a set of domestic premises on the site which will be sustainable in the long term, with a program of accommodation which is suitable for modern patterns of family life and a variety of spaces from the dark, low ceilinged 17th Century rooms to the light 21st Century spaces which bring the garden and the landscape into the home.

