Hewitt&CarrArchitects

Design & Access Statement

Hales Hall, Oakamoor Road, Cheadle ST10 4QR
Mr J Wood

Document Reference: 00487 – DAS1
Date: 3rd June 2016
Completed By: Kate Walker

Design and Access Statement in support of:

The erection of a single storey building in the grounds of Grade II* listed Hales Hall, to house a biomass boiler

"Good design can help to create lively spaces with distinctive character, streets and public spaces that are safe, accessible, pleasant to use and human in scale; and places that inspire because of imagination and sensitivity of their designers."

- *By Design, Urban Design in the Planning System; Towards Better Practice (DETR & CABE, 2000).*

Contents **Page No**

1.0	Introduction	4
2.0	Use	5
3.0	Amount	5
4.0	Layout	7
5.0	Appearance	8
6.0	Scale	10
7.0	Landscaping & Environment	10
8.0	Access	11
9.0	Heritage Statement – Description of the Asset	11
10.0	Heritage Statement – Assessment of its Significance	13
11.0	Heritage Statement – The Design Concept	13
12.0	Heritage Statement – The Impact	14

1.0 INTRODUCTION

1.1. This Design & Access statement has been prepared in response to the Government's changes to the planning application process outlined in circular: Guidance on Changes to the Development Control System, which came into effect on the 10th August 2006.

1.2. The statement provides an analysis and narrative of the proposals and is in line with guidance produced by CABE entitled Design and Access Statements: how to write, read and use them.

1.3. This document has been prepared on behalf of Mr Jeff Wood in relation to his planning & listed building application.

1.4. The production of this appraisal has been considered as a necessary part of the design development process to ensure that the design actively seeks to respond positively to its specific context in order to enhance and make the best use of the existing setting.

1.5. Hales Hall is a Grade II* listed Hall, situated in several acres of land between Oakamoor & Cheadle, Staffordshire.



2.0 USE

2.1. The land has operated as a camping and caravan site since the 1980s, and was bought by the current owner in 2008. The lower levels of the Hall are used as amenity space (bar area, WCs etc.) for the campsite, while the upper floors were previously utilised as residential accommodation. The Hall itself was purchased by Mr Wood in late 2015.

2.2. The Hall consists of kitchen, club room, library and WCs at ground floor, with a pool room and storage at basement level, and bedrooms to the upper floors.

2.3. The attached Grade II listed Coach House has been utilised as storage, with function room to the floor above.

2.4. The Hall & Coach House have undergone various changes over the previous 300 years, being used as a single residence, a boarding school, an outward bounds centre, and its current use as a leisure facility/accommodation.

2.5. This application proposes a new single storey building set within the grounds of the Hall, which will house a biomass boiler, providing sustainable heating via a heat exchange unit.

2.6. Previously a concrete sectional garage stood on the site for the proposed biomass housing, and this has since been removed, with only the hardstanding now remaining.

3.0 AMOUNT

3.1. The Hall sits within 14 acres of landscaped gardens and camping fields.

3.2. The proposal seeks to erect a single storey steel framed building utilising the hardstanding previously occupied by the concrete sectional garage.

3.3. The dimensions are as follows – 7.3m x 5.6m x 2.97m (eaves)/5.14m (ridge). The footprint measures approximately 40.9 sqm.

4.0 LAYOUT

4.1. The layout consists of a single room to house the biomass boiler and relevant storage

4.2. The building is located approximately 29m west of the Coach House, adjacent to a small area of woodland, much of which has been cleared by the current owner.

5.0 APPEARANCE

5.1. The biomass housing will be steel framed, fixed to a brick base and clad with sawn larch feather edge cladding laid horizonatally.

5.2. The roof will be a plain grey tile.

5.3. The only opening will be a pair of side hung, double timber doors providing access to the boiler.

6.0 SCALE

6.1. The scale of the building will remain similar to that of the previous concrete sectional garage, and impact on the Hall & its surroundings should be minimal due to its small proportion.

7.0 LANDSCAPING & ENVIRONMENT

7.1. The proposals should impact the surrounding landscape and environment as little as possible. Although trees are present in the immediate area, the building should not impact upon these as it is sited on an existing hardstanding.

8.0 ACCESS

8.1. Access into the building should prove adequate for its limited use.