

Heritage Statement & Statement of Significance

Proposed Store Extension to Rear of
Ash Hall Nursing Home,
Ashbank Road, Werrington,
Staffs, ST2 9DX
For Mr. G. Bowker

Site and Surroundings

The application site lies within the settlement boundary of Werrington and is within the grounds of Ash Hall Nursing Home, Ashbank Road, Werrington. The topography of the site is predominantly flat with no major changes in levels and the site area is 10,503m².

Ash Hall Nursing Home is a grade II listed building dating from the mid 19th Century; the prime purpose is to protect the building and its surroundings from changes which will materially alter the special historic or architectural importance of the building or its setting.

The immediate area of Werrington is mainly residential and comprises of a mixture of buildings; detached, semi detached houses and bungalows all with front and rear gardens and front access' to driveways and garages. The surrounding area consists of agricultural/grazing land.

Social

It is considered that the local area will not be affected by the proposed extension as the plot cannot be seen from any major road; also the proposal will not have any impact on the neighbouring properties as the development is single storey.

Economic

Within the immediate area and accessible from Ash Hall there are various shops, post office, convenience stores and chemist. The site is approximately 3 miles from Hanley town centre where there are all amenities i.e. shopping, banking, post office. The site is also on the main bus route to the town centre and all other towns with a bus stop at the driveway.

Involvement

Prior to submitting this application the Local Authority, local interest groups, local residents and expert bodies have not been consulted.

Evaluation

It is proposed to add a single storey extension which will be attached to the flat roof addition to the original Ash Hall. The proposed extension will be used for storage.

The proposed extension will be single storey with a mono pitched roof with double doors. The footprint will be approximately 16.6m², height 3.790m, width 3.715m and depth 4.475m. The proposed external materials will be render finish and plain tiles to match the existing building.

Heritage Statement

Site

Ash Hall Nursing Home is a grade II listed building, listed on 3rd January 1967; the prime purpose is to protect the building and its surroundings from changes which will materially alter the special historic or architectural importance of the building or its setting.

The original Ash Hall was built C1840 by Job Meigh a local potter who purchased the Ash Estate in 1837.

Ash Hall is constructed in an ash colour hard stone with Ashlar slate tiled roof.

The front elevation consists of a large entrance and projecting gable wings with three sided bay windows rising to two storey's with stone mullioned and transomed lights.



Site (Continued)

Ash Hall has been in the ownership of the applicant for many years the use is a nursing / care home. Over the years Ash Hall has been extended with extensions added to the rear and side. These extensions are of two storey with flat roof and the external material is in a render finish.



Proposal

This application is for a proposed single storey extension to form a store, sited at the rear and adjacent to the existing boiler house.



Position of proposed extension to form store

The proposed extension will be single storey with a mono pitched roof with double timber doors. The footprint will be approximately 16.6m², height 3.790m, width 3.715m and depth 4.475m. The proposed external materials will be render finish and plain tiles to match the existing building.

Impact

It is considered that the proposed extension is not overbearing on the existing Ash Hall and does not detract from its character.

Justification

Ash Hall is located at the end of a long driveway off Ash Bank Road within large grounds which is not prominent from the main highway. As the proposed single storey extension is to be sited at the rear of Ash Hall, this will not be visible from the main highway therefore not having a detrimental impact on the listed building or its surroundings.

Statement of Significance

Ash Hall, Ash Bank Road, Werrington
Grade II Listed Building
List Entry Number: 1204508
Date first listed: 03-Jan-1967

II Large house. Circa 1841. Built for Job Meigh, a local potter. Ashlar; slate roof with elaborate Flemish gable parapets, fretted balustrades and mock miniature brabazons at angles, stacks removed. L-shaped plan with service range forming a complete limb.

Tudor/Flemish-Gothic style. Entrance front in two parts, the main front symmetrical of two tall storeys and gable-lit attics, a composition of slightly projecting gabled wings with three-sided bay windows placed centrally rising to two storeys with stone mullioned and transomed lights; the first floor central recess has a moulded band running across to the gables and a central stepped three-light window; the band forms a cornice to a widely projecting single-storey porch which has octagonal miniature turrets at angles rising to domed pinnacles; the stone, fretted parapet has a central coat of arms over a Tudor-arch double doorway with part-glazed doors. Lower service wing of two windows of similar style attached to right and continued extensively to rear.

Buildings of Importance within the vicinity

Lodge to Ash Hall, Ash Bank Road, Werrington
Grade II Listed Building
List Entry Number: 1038007
Date first listed: 08-Aug-1986

Lodge. Circa 1841. Built for Job Meigh, a local potter. Coursed dressed and squared stone of ashlar quality; slate roof, elaborate verge parapets of Flemish type. Central ridge stack with twin octagonal shafts on corbelled kneelers. Tudor/Flemish style. Single storey. Symmetrical layout of two labelled, two-light windows flanking a projecting gabled porch with coat of arms in tympanum over an ogee-headed double boarded door.