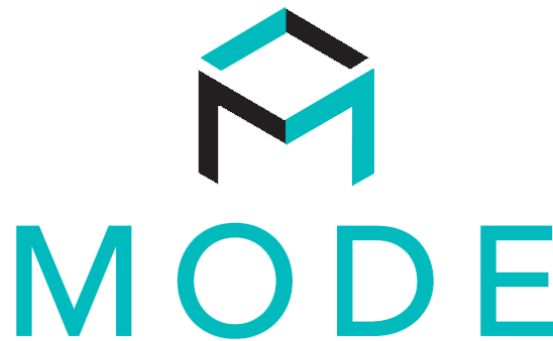




MODE Architects Limited
DESIGN AND ACCESS STATEMENT

Proposed Two Sets of Doors from the Kitchen and Drawing Room at
Woodhead Hall, Cheadle

Issued: August 2022

Job Reference: 21 012/DAH/V01

Site Address:

Woodhead Hall, Cherry Lane, Cheadle, ST10 4QS

Client:

Woodhead Hall Estates

Proposal:

Proposed Two Sets of Doors from the Kitchen and Drawing Room at
Woodhead Hall, Cheadle

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1 INTRODUCTION

- 1.1 MODE Architects Ltd. have been instructed by Woodhead Hall Estates to seek planning permission for two sets of patio doors from the kitchen and drawing room at Woodhead Hall, Cheadle.
- 1.2 Woodhead Hall is currently used as a residential dwelling after having a history of being used in a commercial aspect.
- 1.3 The application is submitted in full and seeks approval of all matters. The submitted plans show the proposed development.
- 1.4 The proposal has sought to achieve a design that meets the requirements of the applicant, whilst providing best practice in layout and built form but also understanding, respecting, and enhancing the form and character of the local typology and the constraints of the site.

2 USE

- 2.1 Woodhead Hall is built on the north-east quarter of an estate formerly known as Cheadle Grange, which had belonged to Croxden Abbey prior to the Dissolution of the Monasteries. It was partitioned between four owners in 1656, the present Grade 2* listed Hales Hall being built on another quarter of it in 1712. By 1693, the Woodhead Hall quarter was leased as two farms to Thomas Crompton and William Leigh.
- 2.2 The original Hall was demolished in the 1870's and as a result there is little information about the building. There is map evidence, which shows its site location. The new building was built on a different site, just to the southern east of the old hall. The new house is said to have been designed by William Sugden & Son of Leek, however, there isn't strong evidence to confirm this.
- 2.3 Prior to the re-building of the Hall in 1873, the associated farm buildings were on the site of the present house. It appears that they were moved away as part of the rebuilding project and replaced by a new set of buildings at Woodhead Hall Farm, west of the site.
- 2.4 The house ceased to be a residence in the mid 1920's, when it began a short career as a school set up by the Misses Hunt. It presumably remained in the ownership of the Allen Family, as Mr. Allen sold the contents in 1937 upon the Hall being sold to the Air Ministry.
- 2.5 The Air Ministry purchased the Hall with 12 acres of land and set it up as RAF Cheadle under the command of William Green Swanborough. During the War, RAF Cheadle was the controlling station of the top-secret "Y station" network, where code-breakers intercepted messages from German Luftwaffe bombers and the buildings on the site were massively expanded. The property was transferred to GCHQ in 1964 and monitored Soviet communications during the Cold War. The station closed in 1995 and the Hall was sold back into civilian hands in 1997.
- 2.6 The hall is now currently used as a residential dwelling.

3 THE SITE DESCRIPTION

- 3.1 Woodhead Hall is situated only 2 miles from Cheadle Town Centre and can be accessed along Oakamoor Road.
- 3.2 The Hall is surrounded by land, which serves as a buffer between the hall and the outside world, rather than to emphasise the architectural presence of the house specifically. Through historic plans, it seems as if there was a narrow gap in the trees to give a long view west from the house into the park, but the intervisibility between house and park appears always to have been limited.
- 3.3 Access to the house is from Cherry Lane, where the long drive leads up to the hall with a pond on the right and makes an ascent to the modern gates, which gives a glimpse of the hall from this location.
- 3.4 The house is surrounded by the formal gardens to the west and north of the house and to the south is the main entrance for cars and pedestrians. To the east of the house is the private three car garage and a wall separating the residential site from the commercial site. In the commercial site, sits the old coach house, which was original when the second hall was built.

4 AMOUNT

- 4.1 The proposal seeks to utilise the existing window openings to create 4 new doors, 2 from the kitchen and 2 from the drawing room.

5 LANDSCAPING AND ENVIRONMENT

- 5.1 To the north and west of the Hall there are formal gardens linked with a stone patio surrounding the halls in this location. There are two sets of stone stairs allowing access to the garden, one central to the north and the other to the southwest of the patio.
- 5.2 The proposed works will require two staircases from the new patio doors from the kitchen and the drawing room. These stairs will match the materials used in the existing stairs with the stone.

6 LAYOUT

- 6.1 The entrance to Woodhead Hall Estate is from the southwest of the site, up a long drive along Cherry Lane. The Hall is surrounded by mature trees and these screen the dwelling well from the lane. The entrance to the Hall is from the South with private gardens to the north and west of the hall.
- 6.2 Internally, there is a central staircase hall, top-lit with reception rooms arranged around it and a service wing on the east side, where the room heights are less, enabling a partial attic storey over them.
- 6.3 To the left-hand side of the ground floor plan is the drawing room, office and the kitchen. The proposed patio doors will give access to the private gardens from the drawing room and the kitchen to create a connection between the hall and the outside space.

7 SCALE

- 7.1 The building is 2 storeys tall and of a typical scale for a grand country house built in 1873.

8 APPEARANCE

- 8.1 Woodhead Hall is solidly constructed of a red brick with Flemish bond with stone dressings. The front elevation has symmetrical 2:2:2 bays with the centre with pediment breaks forward. These bays follow the elevations all round the west and north elevations.
- 8.2 The entrance to the grounds is from the south, where there is a carriage ring and a relatively short-range view. The west and north elevations are, also, principal elevations and it is only the east elevation that looks like a rear elevation.
- 8.3 All windows at ground and first floor on principal elevations are sash windows without glazing bars. The proposed patio doors replacing four of the windows will retain this style so there will be little effect on the elevation. The two bays, which we propose to have the doors opening out onto the gardens have been chosen for symmetrical purposes. The symmetry in the North, South and West elevation is very strong and repetitive across the three elevations with the pilastered bays with colonnettes.

- 8.4 In certain areas, the Hall currently has modern installed windows, which contain double glazed units and therefore show the building has been adapted over its years. Therefore, the adaption of the windows changing from a sliding sash to a door similar of style is minimal.
- 8.5 There is some minor scarring where 20th century abutments from the RAF/ GCHQ buildings met the main hall building, but the making-good was in general done very well and the historic disturbance to the elevations is barely noticeable.

9 ACCESS

- 9.1 The detailed design will conform to Building Regulations Part M where possible. With this being an existing Listed Building, not all areas are going to be accessible, however a conscious effort has been made to improve the access to the building, where feasible.
- 9.2 The entrance to the site will not be changing with this application and therefore access requirements will not change.
- 9.3 Vehicle and Pedestrian Access
The vehicle and pedestrian to the site will not change for this application.