



Design, Access & Heritage Statement
24th November 2023

Client: Mr & Mrs Woodrow
Project: P347 – 5 Mill Hayes Road, Knypersley, Staffordshire,
ST8 7BH

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1 INTRODUCTION

Epoch Architecture have prepared this Design, Access & Heritage Statement in relation to a planning application to be submitted to Staffordshire Moorlands District Council for the construction of a stable block on land adjacent to a Listed Building.

The primary aim of this report is to advise upon design and access matters and assess whether the proposals on the application site have any impact on the adjacent Listed Building.

A site visit has not been undertaken at the site of the listed building by Epoch Architecture. All impacts have been considered from the application site itself.

2 THE APPLICATION BUILDING - DESIGN

a. Exterior Description:

The application building (AB) consists of a timber stable block, L-shaped in planform and with a pitched roof over. The building will provide 7 stables and a tack room. The building will be 3.2m in height from ground to ridge level and be set upon a low level brick plinth on a concrete slab.

The walls of the building are proposed to be clad in dark oak timber. The roof is to be finished in black Onduline corrugated panels with a bitumen finish.



Image 1 – Proposed location of building

3. THE ADJACENT HERITAGE ASSET

Squirrel Hayes Lodge (GII Listed) is located adjacent the application building immediately to the North and accessed via Park Lane. A search of the Historic England database has provided the following information;

Heritage Category: Listed Building

Grade: II

List Entry Number: 1190210

Date first listed: 20-Nov-1987

Date of most recent amendment: 06-Jul-1994

List Entry Name: SQUIRREL HAYES LODGE

Statutory Address 1: SQUIRREL HAYES LODGE, PARK LANE

National Grid Reference: SJ 89175 56485

Lodge, now dwelling. Circa 1860, with minor C20 alterations. By Edward Cooke, landscape architect, for James Bateman of Biddulph Grange. Regularly-coursed squared sandstone with ashlar dressings, coped gables with moulded kneelers, central ridge stack with 4 defined flues, and rear stack with diagonally-set shaft. Plain tiled roof L-plan house with gable to road and small service courtyard to rear. East elevation; 2 storeys, the upper storey a continuous jetty, 3 bays, with advanced 2 storeyed porch to centre. Doorway with 4-centred arched lintel with integral hood mould with label stops, quoined surround and C20 integral fanlight door. Porch side walls with single lancet lights. First floor to porch with single light to gable beneath hood mould with label stops. 2-light mullioned window to left bay, single light opening to right, all windows with plain C20 joinery. Gable to north with 2-light mullioned window to ground floor within quoined surround, first floor with 2-light window below hood mould. Single storey 'L' shaped range to rear with coped gables. The lodge was built to serve the carriage drive from Biddulph Grange to Judgefield Lane.

----- *BIDDULPH C.P. PARK LANE, Knypersley SJ 85 NE 7/46 No.162 - - II*

Estate cottage or lodge. Mid-C19. Coursed stone; blue machine tile roof, verge parapets on corbelled kneelers and with apex finials; central ashlar chimney with 4 grouped shafts. 2 storeys: corbelled-out first floor on stone blocks; 1:1:1 front with central gabled porch projection; block mullioned 2-light window to ground floor left and single light to right, labelled single light to first floor on porch only, over Tudor-arched entrance and C20 panelled door. 2-light mullioned windows to side elevation and similar dressed treatment to all elevations completing a very finished small building, possibly intended, but never implemented, as a lodge to the early home and park of John Bateman, the horticulturist, at Knypersley Hall.

Listing NGR: SJ8917556485



Image 2 – View of the Listed Building from the application site looking North-east with outbuilding in the foreground.

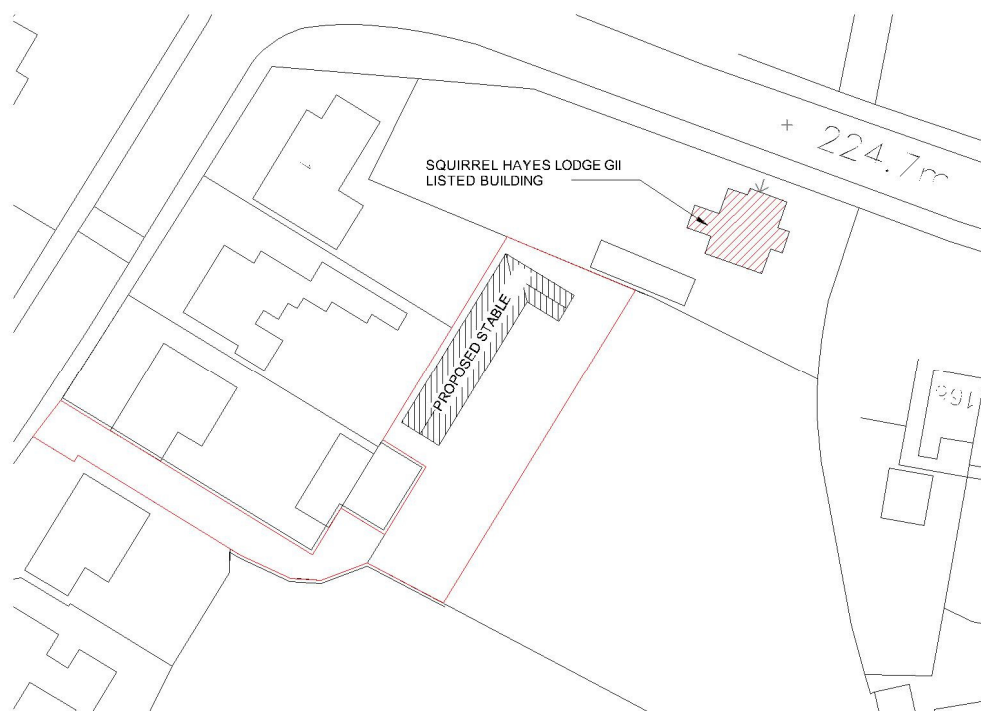


Image 3 – Showing proposed building in relation to the Listed Building.

4. CONSIDERATION OF IMPACT

The area proposed for the siting of the new stable block consists of agricultural land for grazing cattle and horses. The proposed building size and position ensures that no aspect of the Listed Building nor its outbuildings are obscured by the proposed building from public view/land.

The building is proposed to be sited in the upper part of the site, near to existing development, which surrounds the Listed Building to the North, East & West. The proposed stable block will sit comfortably in an existing corner between existing development/building structures.

Materials proposed for the building are sympathetic to the agricultural/rural setting.

The changes proposed by the application building are not considered to be of such a nature as to intrude negatively into the key factors making up the significance of the heritage asset.

5 ACCESS

The application site is located in a highly accessible area with access provided through the existing residential curtilage of the main dwelling – 5 Mill Hayes Road, Knypersley, Staffordshire, ST8 7BH. The existing access route shall remain un-changed. An area of hardstanding is proposed as shown on the plans to aid access for trailers when required.

6 CONCLUSION

This statement and supporting drawings have provided a sufficient level of detail in relation to design and access matters for the proposal. The information is to aid the local authority as to whether the proposed design and access proposals are suitable and acceptable for the site.

On behalf of the applicant, this statement has fulfilled its role of providing the LPA/decision maker with a sufficient and proportionate level of information for the decision making process by describing the significance of the nearby heritage asset and proposals on the application site. It is anticipated therefore that the decision maker shall be able to come to a judgement about the proposed scheme as well as being able to form a view on whether the scheme will constitute no harm, less than substantial harm or substantial harm of the heritage asset as required by the NPPF.