

Heritage Statement

Greatwood Hall, Hollington Road, Tean
On behalf of the Parish Council

Design and Access Statement in support of

Alterations to allow parking to the rear of Greatwood Hall, Hollington Raod, Tean, Staffordshire

"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."

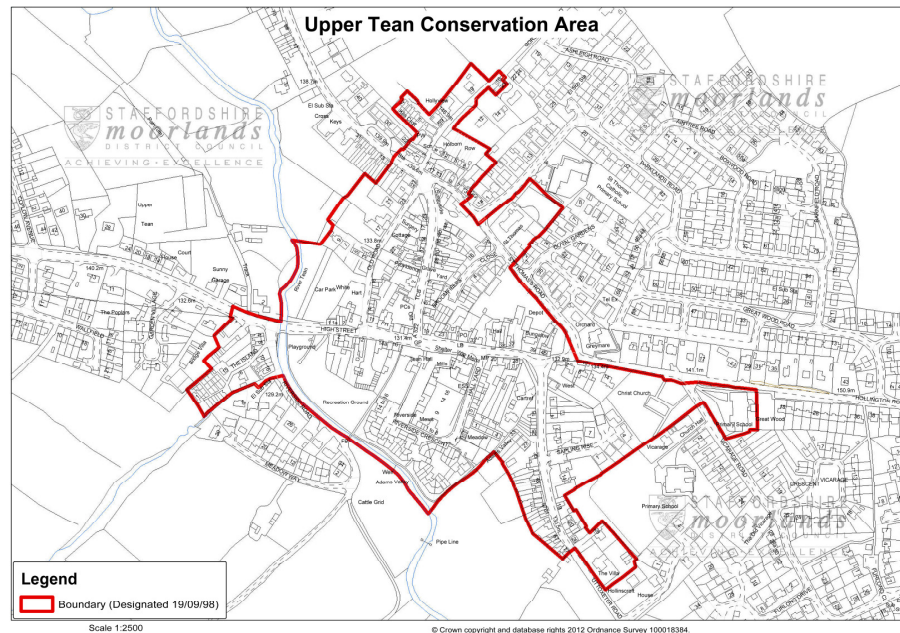
- By Design, Urban Design in the Planning System; Towards Better Practice (DETR & CABE, 2000).

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1.0 HERITAGE STATEMENT

Description of the Asset

- 1.1. Upper Tean Conservation Area, designated in 1998, main element is centred around the historic industrial village core. Upper Tean forms part of Tean village. The village has developed around a Roman road (High Street), which has since been bypassed by the A50. Both Upper and Lower Tean were originally part of the ancient parish of Checkley.
- 1.2. The Conservation Area covers the centre of Upper Tean. The village has expanded around this industrial centre, with the outward sprawl consisting of a mixture of modern residential developments. The river Tean provides a natural edge to the west of the village and Heath House historic parkland contributing to the landscape setting of the village in the east.
- 1.3. Upper Tean is situated within the convergence of three landscape character areas. The characteristics of all three landscapes can be seen from the village, these consist of dissected sandstone cloughs and valleys, dissected sandstone uplands and settled plateau farmland slopes.
- 1.4. The original village centre built up around the large textile mill that faces onto High Street. The village building materials are generally red brick. The village has expanded around the industrial centre and more recently has become a commuter village.
- 1.5. According to the Staffordshire Moorlands District Council Landscape and Settlement Character Assessment (completed in 2008 by Wardell Armstrong, Engineering and Environmental Solutions), Upper Tean does not have any sites of particular significance, proven local culture or historical associations.



1.6. 11th Century 'Tene'

At the time of the Domesday Survey of 1086, the manor of 'Tene' was owned by Robert de Stafford. The manor was large enough to support six ploughs and it contained six acres of meadow, not surprising given its situation in the river valley. There were six villeins, or tenants who held land in return for labour services, and six bordars, or smallholders who had brought land into cultivation on the edges of the village. The manor was valued at 30 shillings.

1.7. Later Developments in Tean

The narrow fabric (tape) mills at Upper Tean were developed by the Philips family in 1747. Looms were housed at first in tape weavers' cottages. From the early 19th century, the Philips' built large, dominant mill buildings to house the looms. So Tean's tape weaving industry was transformed from an out-working, home based industry to a factory-based one. The whole mill complex at Tean eventually became known as Tean Hall Mills. It was a very successful tape-weaving business, producing high quality tape for a variety of uses both at times of peace and at times of war. The Philips' also had mills at nearby Cheadle. Following the end of production of narrow fabrics at Tean, the mill buildings stood empty for some time but have now been converted into apartments. Weavers' cottages can still be seen in Upper Tean.

The Philips family established schools in Tean in 1811 on the British Schools system for the children of their factory workers. Until recently the local primary school was situated at Great Wood Hall.

The Philips family was also generous in providing for the poor of the parish, particularly weavers at times of distress. Until the second half of the 20th century, the village also supported a variety of local shopkeepers and tradesmen.

2.0 HERITAGE STATEMENT **Assessment of its Significance**

- 2.1. Density is a major factor in the village due to the natural constraints of the site. As a result few parts of the Conservation Area are without impact on others, and ill-considered developments can have a major impact.
- 2.2. It is particularly important that existing vernacular relations are maintained. Each is the result of its historical development, and represents a key characteristic of the Conservation Area. Where densely packed housing exists, as in the centre of the village, it needs to remain unbroken. Where housing is dispersed it is important to maintain the loose formation: applicable, for example, to the areas surrounding the Conservation Area. So far this balance has largely been maintained.
- 2.3. Each area has its own scale of housing, in some cases associated with a particular type of building. Particularly vulnerable are the rows of weavers' cottages, whose nature is essentially nuclear to the village.

3.0 HERITAGE STATEMENT **The Design Concept**

- 3.1. The concept for the design is purely for the provision of vehicular access to the underutilised rear of the site.
- 3.2. The concept is to maintain the existing pathway through the site and define this securely with a suitable boundary treatment.
- 3.3. The alteration to the access are proposed as such to reduce the impact on neighbouring properties through the reduction of road parking and improving the access visibility.

4.0 HERITAGE STATEMENT

The Impact

- 4.1. The proposal seeks to reduce the impact of parking at the front of the building, by providing vehicle access to the rear of the site.
- 4.2. As there is no change of use proposed for the building, the application to provide on-site parking can only be deemed as a benefit to the area, as it will reduce the amount of road parking and improve the access to and from the site. This will reduce the impact on the surrounding residents and further improve the community asset.
- 4.3. The reduction of impact to the surrounding residents is further reduced by having the access to the rear of the site parallel with Hollington Road. This access route alleviates any issues with vehicle noise and lighting, as it is kept at a suitable distance away from any adjacent dwellings.
- 4.4. The impact of any parking at the rear of the building is further buffered by foliage and suitable acoustic boundary treatments.