

Application No: 14/3536M

Location: QUARRY BANK MILL, QUARRY BANK ROAD, STYAL, CHESHIRE, SK9 4LA

Proposal: Listed Building Consent for the restoration of the historic glasshouse and back sheds; change of use of number 13 Oak Cottages from C3 (Dwellinghouse) to D2 (Assembly and Leisure) and conversion and adaptation of existing Collection Store to use as an interpretation facility.

Applicant: National Trust

Expiry Date: 06-Oct-2014

Date Report Prepared: 14 November 2014

SUMMARY RECOMMENDATION

Approve subject to conditions

MAIN ISSUES

- The impact upon the Listed Buildings

REASON FOR REPORT

The application accompanies a full planning application (14/3242M) which appears elsewhere on the agenda. As this current application covers the listed building aspects of the proposal, it is considered that the two applications should be considered together by the planning committee.

DESCRIPTION OF SITE AND CONTEXT

The application site comprises parts of the Quarry Bank Mill and Styal Estate. The whole of this estate covers an area of 172 hectares along the valley of the River Bollin, at the heart of which lies the Cotton Mill surrounded by other elements of this early industrial site. The latter include the Mill Owner's house (Quarry Bank House), the Mill Manager's House, the Apprentice House and an entire worker's village as well as the agricultural land, a farmstead, allotments, walled garden, and picturesque gardens and woodland which complemented and helped to sustain this early industrial community.

A number of the buildings across the site are listed and the site is located within the Styal Conservation Area, the Green Belt and an Area of Special County Value as identified in the Macclesfield Borough Local Plan.

The two buildings that are the subject of this application, 13 Oak Cottages and the Village Store Rooms, are both Grade II listed.

DETAILS OF PROPOSAL

This application seeks Listed Building Consent for the physical works associated with the change of use of number 13 Oak Cottages from C3 (Dwellinghouse) to D2 (Assembly and Leisure) and conversion and adaptation of the existing Collection Store to use as an interpretation facility. The proposed works include:

- Handrail to basement stairs of 13 Oak Cottages
- Raising part of floor of Village Store Rooms to provide level access throughout
- Reconfigure existing WC to provide a fully accessible WC and maintain a fire escape route.
- Glass doors added behind the existing large doors to allow the visitor offer to be 'open' during operating hours

RELEVANT HISTORY

There is a range of planning history across the site, but none is specifically relevant to the current proposals.

POLICIES

Macclesfield Borough Local Plan Policy

BE18 Listed Building Consent

Other Material Considerations

National Planning Policy Framework (The Framework)

Cheshire East Local Plan Strategy – Submission Version

CONSULTATIONS (External to Planning)

English Heritage – Restorative aspects of the proposals constitute a positive impact upon the significance of this valuable collection of heritage assets and are welcomed in principle. No objection to the introduction of a temporary marquee structure for a period of 5 years. The LPA will need to satisfy itself that clear and convincing justification for the car park extension has been provided to a satisfactory degree.

This is a combined response with the planning application; therefore not all comments are relevant to this LBC application.

VIEWS OF THE PARISH COUNCIL

Styal Parish Council – fully appreciate that the National Trust has taken steps to minimise the impact of the proposal upon Styal Village, the Council has the following serious concerns about the application:

1. **Loss of Green Belt to car park growth** – this is yet another incursion into the ever shrinking Green Belt. Increasing loss from airport parking and construction of A6 relief

road. The Parish Council looks for consistency in the approach to requests for an increase in car parking in the area, and would urge that further consideration be given to the impact upon prime farming land.

2. **Risk Assessment** – No reference to any risk assessment in the plans
3. **Over development** – Concerns that the overall size of the project is out of proportion to the size of Styal village.
4. **Visitor numbers** – the proposal to double visitor numbers to 300,000 is a concern for a number of reasons:
 - Road safety
 - Congestion
 - Noise and pollution
 - Loss of privacy for existing residents

This is a combined response with the planning application; therefore not all comments are relevant to this LBC application.

REPRESENTATIONS

One letter of representation has been received from the tenant farmer of the neighbouring land who is also a resident of Styal Village objecting to the proposal on the following grounds:

- No reference in the submission of the impact of the development upon the farm
- No risk assessment carried out for additional visitors using paths
- Over development in the Green Belt and Styal Conservation Area
- Spoil peace and tranquillity for residents
- Additional noise and pollution
- Farm will suffer land loss and division of an already fragmented holding. The extended car park will isolate about 30 acres from the rest of the farm. Access will be along a tortuous track which will make the day to day farm work more complicated and time consuming

This is a combined response with the planning application; therefore not all comments are relevant to this LBC application.

APPLICANT'S SUPPORTING INFORMATION

The following information has been submitted with the application:

- i) Planning Statement
- ii) Design & Access Statement
- iii) Conservation Management Plan
- iv) Transport Statement
- v) Biodiversity and Geodiversity Statement
- vi) Arboricultural Report

OFFICER APPRAISAL

The two properties within Styal Village, 13 Oak Cottages and the Village Store Rooms are to become accessible to the public in order to tell the stories about the workers in the place where they lived.

For 13 Oak Cottages this will mean minimal adaptation, amounting to repairs and alterations to a handrail on the stairs to the basement. The reason for minimising change, apart from conserving the historic significance of the building, is that much character is found in its slightly dilapidated condition, having the feeling of a well lived in dwelling with a great deal of history. Access into the building is via steps, both to the ground floor and the basement level.

The Village Store Rooms requires greater adaptation in order to provide the functionality required. Due to the constraints of the access into 13 Oak Cottages, the Village Store Rooms will provide interpretation space and provision for staff and volunteers in the form of WCs, storage and some office facilities. Visitors with access needs who might be unable to physically enter 13 Oak Cottages can access its stories from the Village Store Rooms.

The building was rebuilt in 1985 and despite the quality of the rebuilding it has lost much of its historic significance in the process. The building is currently in use as a Collection Store, but has a small change in level within its ground floor of approximately 100mm. This area of floor will be raised to provide level access throughout. The existing WC provision at ground floor level will be reconfigured to provide an accessible WC and maintain a fire escape route. The 1st floor spaces will retain their current configuration but will be converted from storage to a break room for staff and volunteers, which will also have a computer point to provide some office functionality. Glass doors will be added behind the existing large doors to allow the visitor offer to be 'open' during operating hours, with the timber doors held open, but secure outside of those hours by closing them. It is intended that the Village Store Rooms are the first port of call for visitors to Styal Village who will then be escorted in small groups to 13 Oak Cottages by National Trust staff and volunteers.

The Village Store Rooms part of the development was initially intended to take up the whole of the historic Village Shop, but the need to retain accommodation for volunteers and challenges around alterations to the tenanted property above meant that the scheme needed to be scaled back and is now focused on the building adjacent the Village Shop which is currently used for Collection storage. This building is intended to house interpretation facilities focusing on Styal Village.

CONCLUSIONS AND REASONS FOR THE DECISION

Given the limited extent of the physical alterations proposed to these listed buildings, and the fact that the use seeks to maximise the significance of the building within the context of the site, the impact upon the significance of the heritage asset is considered to be a positive one.

The comments received from the Parish Council and the tenant farmer relate to issues that are addressed within the accompanying planning application (14/3242M).

A recommendation of approval is therefore made.

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Planning and Enforcement Manager,

in consultation with the Chairman (or in his absence the Vice Chair) of Northern Planning Committee to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

Application for Listed Building Consent

RECOMMENDATION: Approve subject to following conditions

1. A07LB Standard Time Limit
2. A01AP Development in accord with approved plans
3. A05EX Details of materials to be submitted



Buttress

Project Title	GLIMPSY SHARE WILL - UPPER GARDEN
Client	THE NATIONAL TRUST
Location	CHESTER

Drawing Title	Coloring Site Plan
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Date	02/05/2014	Scale	1/2500
Checked	-	Orig Paper Size	A1

Drawing ref	Job No	Drawing No	Revised
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