A photograph of Nether Alderley Parish Hall, a historic stone building with a steep gabled roof and a large brick chimney. The building is constructed from reddish-brown stone blocks. It features a row of four diamond-paned windows on the upper floor and a smaller row of three on the ground floor. A black metal gate stands in the foreground on the right, and a black post is on the left. The sky is blue with light clouds, and trees are visible in the background.

Nether Alderley Parish Hall, Nether Alderley

Design and Access Statement,
including a Heritage Impact Statement

August 2020

KEPCZYK PEARCE SANDERSON
ARCHITECTS, SURVEYORS & HISTORIC BUILDING CONSULTANTS

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1.0 INTRODUCTION

This document supports the planning application for a modest contemporary extension, landscaping and alterations to the existing community hall, kitchen and WCs., as well as demolition of an existing store and fuel extension. This document should be read in conjunction with Kepczyk Pearce Sanderson's drawings: 1905 EX 01 – EX 06 and 1905 P 01 – P 04. This Design and Access Statement, including a Heritage Impact Assessment, has been prepared and submitted in support of the proposed works, in accordance with good practice guidance and considers the issues relevant to the proposed works.



Figure 1: Location Plan of the Nether Alderley Hall , Source Google Map

2.0 THE SITE

2.01 Introduction

1. Nether Alderley Parish Hall is built within cartilage of St. Mary Alderley Church yard. The church is dated back to 14th century. The original schoolhouse was built in 1628. A large hall was added to the rear in 1817 and later on a new block is built to the east side of the building which is used as a toilet block, and in 1908 the building was restored, and presented to the parish by Lord Stanley.
2. The NAPH is located on Church Drive, Nether Alderley, Macclesfield, Cheshire. Built on the site of St. Mary's Church, Nether Alderley. It is not known who the original architect was. There are burials on the south, north and west side of the hall.
3. The NAPH is built at the entrance of to the St. Mary's Church yard, and east elevation of both the old schoolhouse and the existing toilet blocks face to Church Lane.

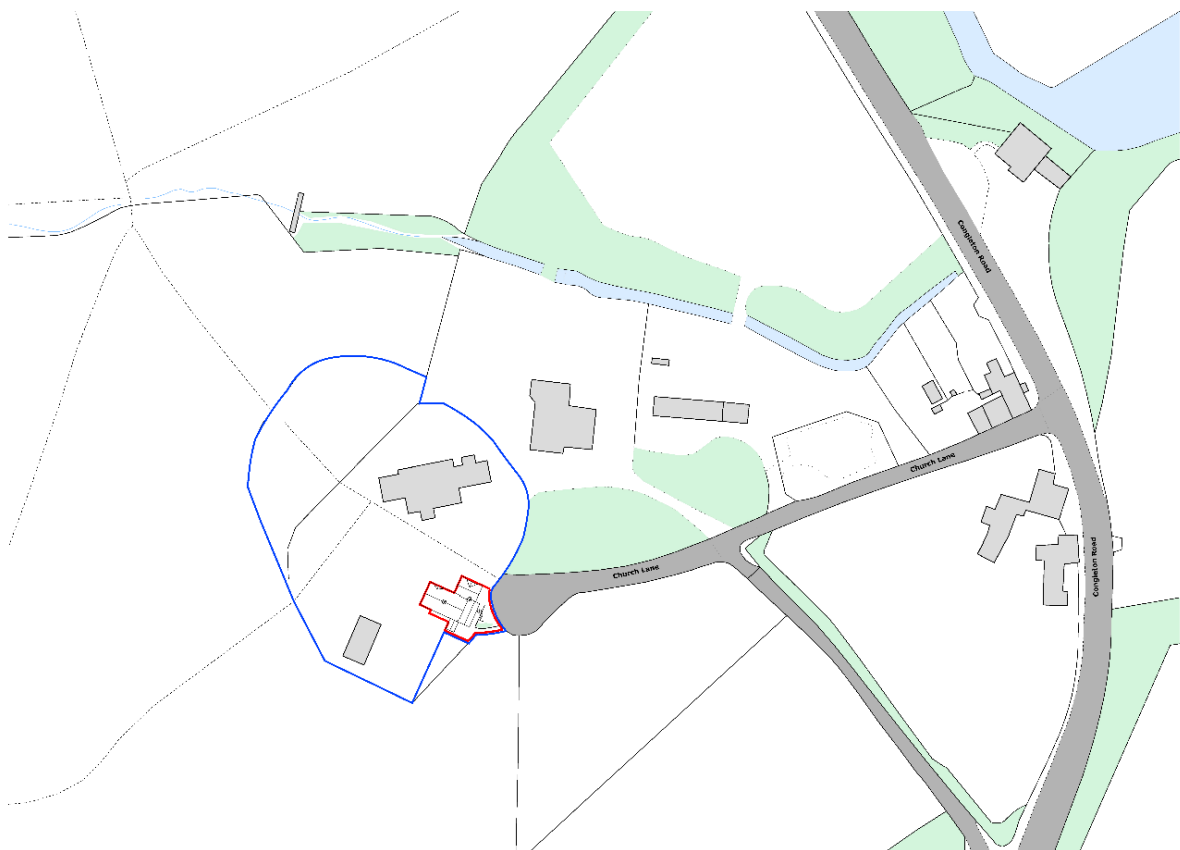


Figure 2: Site Plan

2.02 Historic Buildings and Monuments within the Site Curtilage,

1.	ST. Mary's Church of Nether Alderley,	Grade I	List UID: 1138849
2.	Old School	Grade II*	List UID: 1216836
3.	Stanley Mausoleum in St Mary's Churchyard	Grade II	List UID: 1275685
4.	Churchyard Walls, Gate Piers and Gates	Grade II	List UID: 1138850
5.	Churchyard Cross	Grade II	List UID: 1366180
6.	Churchyard Cross at St Mary's Church	Scheduled Monument	List UID: 1017840

2.03 Nether Alderley Conservation Area

1. Nether Alderley Parish Hall located within Cheshire East Council. Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 defines conservation areas as "areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance".

2.04 Tree Care Plan

1. No trees are affected as part of this proposal.

3.0 THE BUILDING

3.01 History

1. The Nether Alderley Parish Hall is within the curtilage of St. Mary's Church of Nether Alderley. Nether Alderley Parish Hall is the former boys' schoolhouse to St Mary's Church, set in the churchyard to the south of the church. It is constructed in local mottled red sandstone and has a stone slate roof. The original schoolhouse was built in 1628. The school room was on the ground floor where a kitchen is now located, and the schoolmaster's accommodation was above. A large hall was added to the rear in 1817, and in 1908 the building was restored, added to again, and presented to the parish by Lord Stanley. It is now used as a parish hall.
2. The listing description is as follows:

SJ 87 NW NETHER ALDERLEY C.P. CHURCH DRIVE

4/118 Church Hall [formerly listed as Parish Hall (Old School)]

14/4/1967

*GV II**

"Formerly school, now church hall and parish council chamber: dated 1628 for Hugh Shaw, addition to rear dated 1817 for Rev. Edward Stanley. Ashlar mottled red sandstone. Kerridge stone-slate roof, stone ridge and 1 brick chimney. Originally rectangular in plan now L-shaped. 1½-storey, 3-bay north front. Left end bay has a studded oak board door under a wooden lintel approached by 5-steps. Central bay has a rebated 4-light chamfered stone mullioned window with a similar 3-light in a stone coped and column finialled gabled half dormer. To right is a bead moulded doorcase with a heavy cambered lintel containing a studded, 3-board oak door with iron strap hinges. Above plaque reads "Mr Hugh Shaw Clerk built this School Ano 1628. Mr Thomas Deane de Park Endowed it Jany 30th 1694". Similar 4 and 5-light mullions in the gable end. To right and set back is part of additional range on stone plinth and with a projecting band at 1st floor and a 3- light chamfered stone mullion in 1st storey below a small coped gable containing the date plaque. Square wooden bellcote on ridge with shaped lead roof and ball finial. Interior: in the original the schoolroom was above and the master's house below. Chamfered ceiling beam with flat and tongue stop and studded 8-board door with cambered wooden lintel between old and new portions. Very heavy roof timbers visible in old schoolroom. Addition has some panelling from the church. "

Listing NGR: SJ8417876108
3. The NAPH consists of four individual blocks, that include main hall, kitchen, W.Cs and fuel store block (Figure 3). The latter is not connected to the other blocks internally. The main entrance to the building through kitchen (former schoolhouse) is located to the north east. (See drawings, Appendix A)

4. The NAPH is a community space, used by both parish council and St, Mary's Church, also the hall can be hired. See the website <https://www.netheralderleyparish.com/parish-council/parish-hall>
5. The existing toilet block is in need of structural repair due to an insertion of a large opening in the south gable and roof spread. Ultimately reroofing, truss repairs and localised rebuilding of the masonry is required. (See structural engineer report, Appendix B)





3.02 Planning History

1. There is no record found on Cheshire East Council record of any planning application against the NAPH.

3.03 Consultees

1. The following officers have been consulted on the proposed works during the pre-application stage:
 - o Senior Listed Buildings Officer: Andrew Ramshall
 - o Principal Inspector of Historic Buildings and Areas: Marie Smallwood.
 - o Representative of the PCC of St Mary's Church, Nether Alderley.
 - o Nether Alderley Parish Council.
2. A letter of advice has been received from Historic England based on the proposals included within this planning application. See **Appendix B** for the letter from Historic England.
3. As the building is within part ownership of the PCC of St. Mary's Church of Nether Alderley and within the curtilage of the listed Church, the Parish Hall has ecclesiastical exemption from Listed Building Consent. Therefore, in tandem with this Planning Application, a submission is being made to Chester Diocese to obtain a Faculty approval for the proposed works.

Key

-  Kitchen (Old Schoolhouse, 1628)
-  Parish Hall (1817)
-  Toilet Block (19th century, Date Unknown)
-  Fuel Store Block (20th century, Date Unknown)

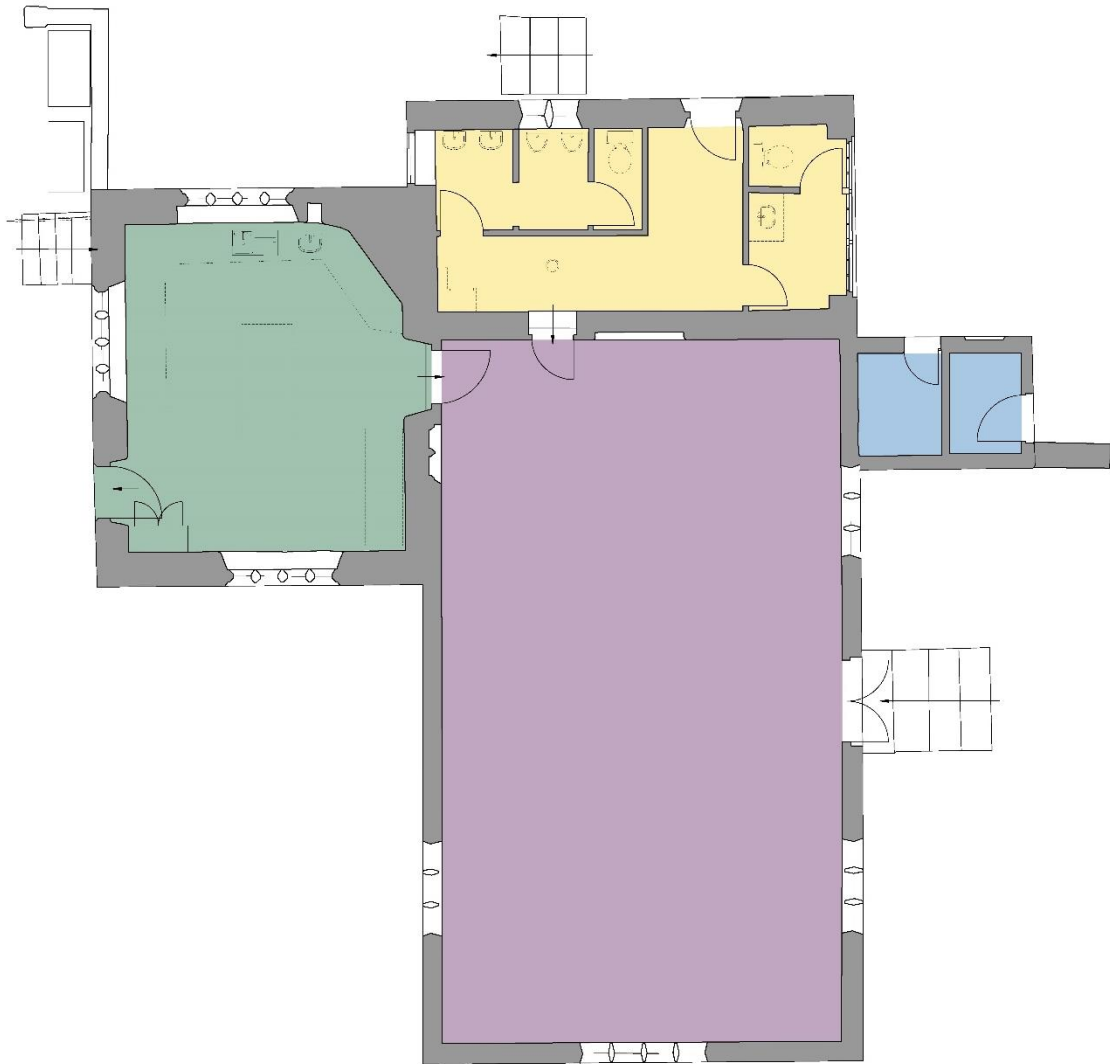


Figure 3: Historic Development of Nether Alderley Parish Hall

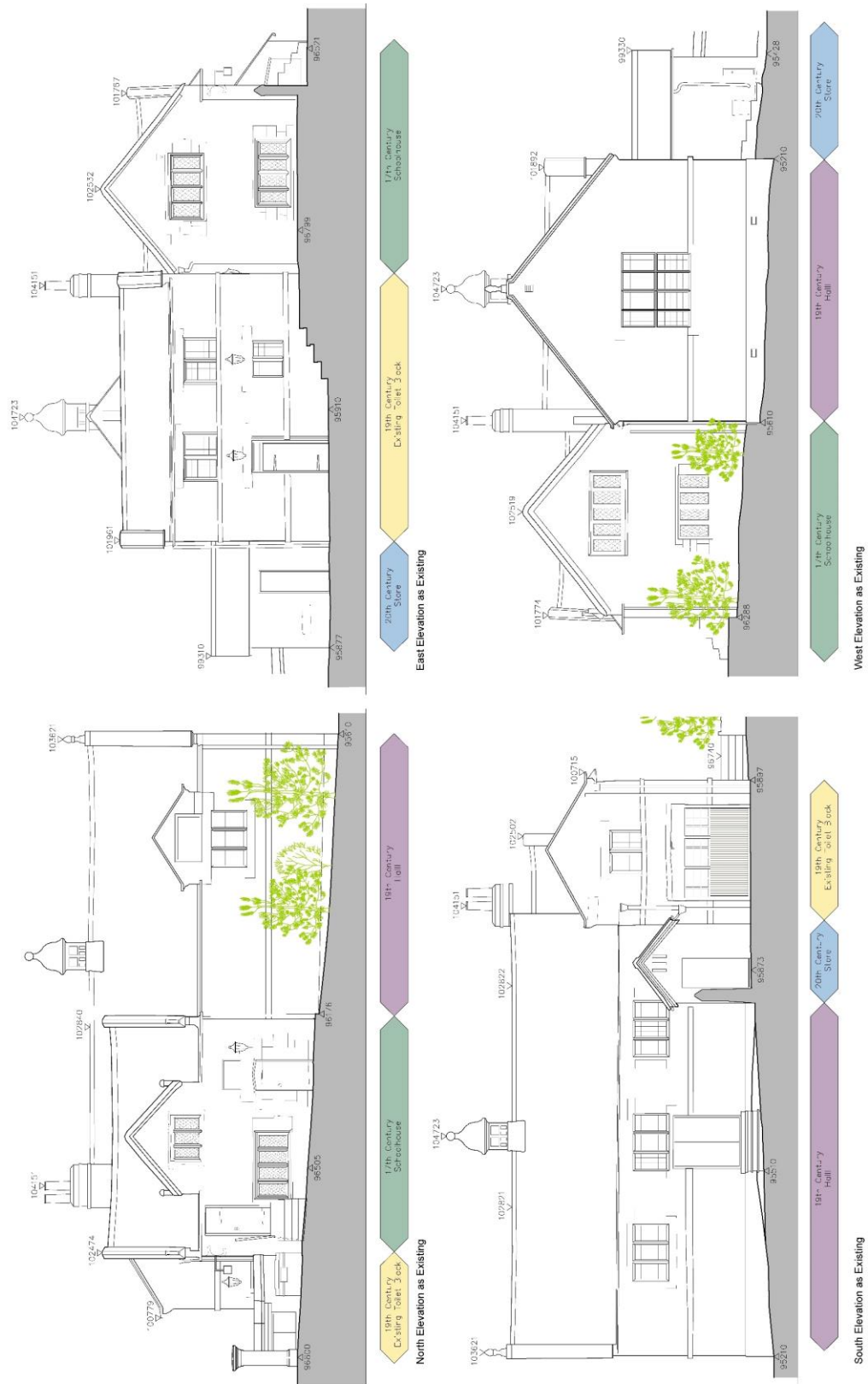


Figure 4: Elevations as Existing

4.0 STATEMENT OF SIGNIFICANCE

4.01 Overview

1. The building would appear to have been constructed in four phases.

Phase 1 - The first building is a former schoolhouse constructed in 1628. It is a two-storey building with a rectangular plan and modest interiors.

Phase 2 - In 1817 a much larger Hall building with a double height space was constructed in local mottled red sandstone with a pitched stone slate roof.

Phase 3 - A second two-storey building referred to as the "WC block" was constructed on the south east elevation of the Hall. The date for this construction is unknown however it is believed to be of the 19th century. This is constructed in local mottled red sandstone with a pitched stone flag roof.

Phase 4 - A fuel store was built in 20th century and attached to the 19th century hall, the same materials have been used, however it was not built to the same quality and appropriate construction details as other phases.

2. Schoolhouse is of two storeys, the ground floor is currently a kitchen and the first floor is the old teacher's accommodation which is now used as a meeting room. There are two doors on the north elevation, they provide separate access to ground floor and first floor.
3. The main hall was constructed as a double height space and abuts both the schoolroom and toilet block. It is constructed in local mottled red sandstone with a pitched roof crowned with a lead clad oak bell cote construction to the centre of the roof.
4. The WC block is constructed over two stories and appears to have been constructed against the original Schoolhouse. The current ground floor provides toilet facilities. The first floor is a storeroom.
5. All the roofs are covered stone slate with stone copings to the gables and stone ridges. The roofs to kitchen (old schoolhouse) and W.Cs have diminishing course of stone slate, but the main hall and fuel store roofs are of regularly coursed stone slate.
6. There is an external access door to each block. Kitchen and W.Cs blocks are connected to the main hall through internal doors. There is no internal door between kitchen and W.Cs blocks.

4.02 Significance of the Building (Four Blocks)

1. Nether Alderley Parish Hall is located at the entrance gate of St. Mary's Church of Nether Alderley (Grade I Listed Building). Marie Smallwood of Historic England states that: "The historic interest of the structure, as well as its architectural credentials, both individually and as a historic group of associated structures, is recognised in its designation as a Grade II* listed building."



Figure 5: Nether Alderley Parish Hall, Bird's eye view, Source: Google Earth

2. The Old Schoolhouse (existing Kitchen Block) is a modest building but one of the few surviving examples of 17th century school buildings in England. A report from Historic England in 2010, England's Schools, History, Architecture and Adaptation, p.5, states that school building peaked around 1620s, however, only a few of them have been survived. It is considered to be of high significance.



Figure 6: The Schoolhouse, North Elevation

3. Two of the blocks, the hall and the existing toilet block, built in 19th century. The hall was built in 1817, and there is no record of when the toilet block construction date was. Nonetheless, both building built using mottles red sandstone with stone mullion windows and make a positive contribution to the building architecturally.



Figure 7: The Hall, South Elevation



Figure 9: Existing Toilet Block, South Elevation



Figure 8, The Hall, West Elevation

4. Figure 10 shows chevron pattern to the hall elevations; this is an evidence of the quality of craftsmanship applied to the building. This unusual detailing is not found to the other elements of the parish hall. The 19th century additions are considered to be of moderate significance.



Figure 10 : Chevron pattern to the hall masonry wall

5. The fuel store block was built in 20th century and the exact date is unknown. It is deemed to be a negative addition to the building. It is connected to the 19th Hall and toilet block but has an uncomfortable relationship to them as it cuts across a window opening to the hall. It is not



keyed into the existing building and is moving away from them. Its removal will cause no harm or damage to the fabric of the earlier buildings.

Figure 11: Store Block. See figure 12 for details of highlighted area.



Figure 12: Fuel Store Bloc, crack and gap to the mortar and joint between Fuel Store Block and the adjacent blocks.

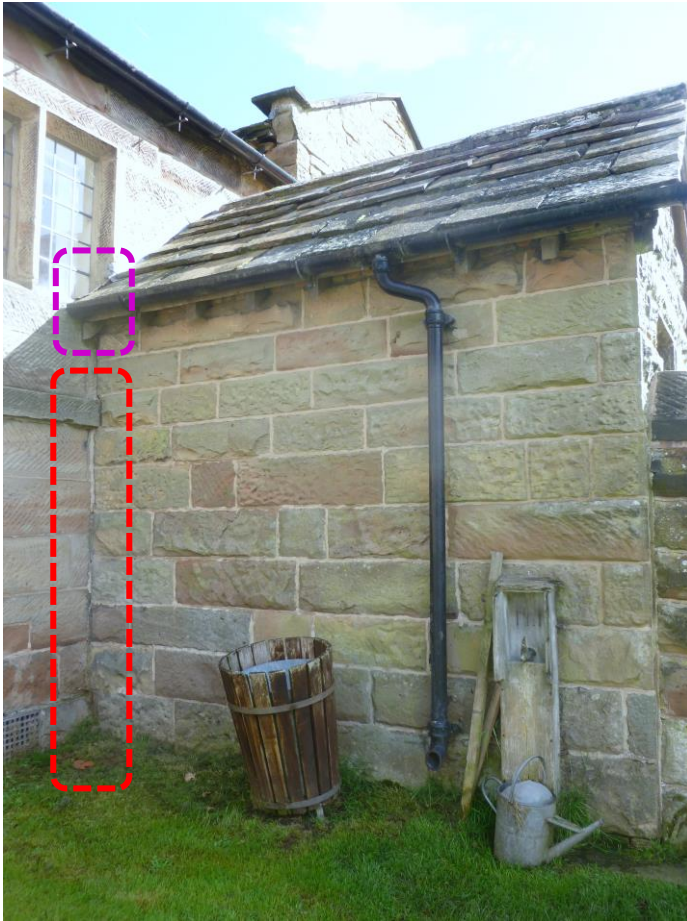


Figure 13: Fuel Store Block, Roof clashes with the Hall's window inside the purple colour area. Also, poor mortar joint detail, see figure 14.



Figure 14: Poor construction to the hall's masonry wall.



Figure 15: Inside Fuel Store Block, poor mortar joint and crack to masonry due to poor construction.

6. The Interior of the 19th century hall has timber benches and panels against the walls and a stone fire surround to the east internal elevation.



Figure 16: Interior view of the Hall, looking west. Bench and timber panels.



Figure 17: Interior view of the Hall, looking west. Fireplace stone frame and hearth.

7. The other spaces have generally more modest finishes and modern fittings (kitchen units and sanitaryware). However, there is with vertical boarded wainscot panelling and a brick fireplace with raised and fielded panels in the first floor of the 17th century block.



Figure 18: Interior of the Kitchen, Ground Floor.



Figure 19: View of existing Toilet Block's interior.



Figure 20: View of Schoolhouse first floor, Master's Room. Note the wainscot panelling.



Figure 21: Fireplace in Schoolhouse first floor with raised and fielded panels above.

7.0 STATEMENT OF NEEDS

The following statement has been provided by NAPC.

The Parish Hall stands in the grounds of St. Mary's Church, Nether Alderley.

This beautiful sandstone building was built as a free school in 1628 by Hugh Shaw, Clerk, endowed by Thomas Dean de Park in January 1694, and was where the boys of the parish were given the basic skills of reading, writing and arithmetic. In those days, the school was in what is now the kitchen area with the upper room being used for the school master's accommodation

Extensions were made to the original building in order to expand the capacity of the school, including the addition of a large room built by Rev. Edward Stanley in 1817. The additions to the school were passed to the Parish Council in 1908 by the 4th Lord Stanley of Alderley, for the benefit and use of the Parish. Since this date it has continued to serve as a village hall, serving the community of Nether Alderley as both a centre for public and social meetings, and as a venue for Parish Council meetings and related contact with parishioners, and its intended uses are presented in the Deed Of Gift: *"a Parish room and for meetings and for any purpose connected with Parish Business or with the Powers and duties of the Parish Council or Parish Meeting of Nether Alderley... that the Council may permit the use of*

the said buildings...having in view the moral and social or intellectual wants of the inhabitants of the said Parish... may permit the said buildings to be used for lectures concerts dramatic performances and other public or private entertainments and for meetings classes and other assemblies connected with parliamentary or municipal or other elections or with religious philanthropic or other societies..."

Little has changed since this Deed Of Gift in terms of the duty that the hall provides, but what has changed significantly is the nature, needs, wants, and desires of those utilising it. Of the matters affecting the hall's suitability for the 21st century, the factors implicit in this statement drive its required refurbishment from "necessary" to "critical".

The following statement of need strives to present supporting evidence to the planning application, in the context of relevance and requirement of a hub for an evolving community.

1. Decay, wear and tear

In 2016 a survey was commissioned by Nether Alderley Parish Council (NAPC) using specialist firm Lloyds Evans Prichard to assess and address areas that would require maintenance and replacement. The consultant was also briefed that NAPC may be in a position to refurbish and improve the building in general, as some facilities were either inadequate or not present at all. They were asked to consider all aspects of improvement and extension of facilities.

The subsequent plans were then passed to Kepczyk Pearce Sanderson as current consultants, who picked up the baton of bringing the fabric up to standard, with the added task of meeting the future aspirations of NAPC on behalf of parishioners.

2. Meeting legislative requirements and acceptable social standards

The biggest issue facing for the future is the poor (almost non-existent) availability of disabled access and attendant facilities. Both externally and internally it falls woefully short, but in particular the variable levels throughout - from the step-down then step- up to the main hall through the side entrance, to the narrow entrance then step up through the front entrance. This is unacceptable today. This matter is considered to be one of utmost importance and one which should be addressed immediately. The submitted plans take this into account.

There is also the matter of disabled toilet and washing faculties, which is also contained within the submission.

3. Bringing the hall up to 21st Century standards

As previously mentioned, since the hall was turned over to the Parish Council in 1908, not much has moved-on in terms of serving the community, nor has the building itself. However, the people using it have most definitely changed, both in nature and expectations.

Before getting into the specifics, it must be recognised that to survive in the modern day environment, the commercial as well as the community functions must be considered. It must provide the bare minimum of facilities that those wishing to hire on a commercial basis come to expect as a given. Currently, the Parish Hall does not meet these expectations, and without considerable improvements, will not be equipped to attract sufficient income stream to ensure the survival, and subsequent community service that it was created for.

i) Heating and environmental considerations: The current heating system is inefficient and expensive, and this is unacceptable both from a commercial and an environmental aspect. Lowering of the floor level will enable energy-saving systems such as underfloor to be accommodated (not currently possible), and will reflect a positive step forwards in reducing energy consumption and emissions.

ii) Increased space for disabled facilities: Currently there are no disabled toilets, and the front entrance is too narrow. Adding a small extension to the rear will allow reconfiguration of storage areas etc to enable the provision of one disabled toilet, with sufficient width and maneuverability designed-in. The front entrance door will also be widened.

NB: The extension is to be tied-in to one of the most urgent areas identified for remedial works, so this area has to be rectified anyway.

iii) Emergency access: A new configuration of the hall's internal layout will provide clearer and more functional emergency ingress and egress.

In summary: In order to provide a centre for the local community, a parish hall must at very least be fit for purpose to ensure its survival. Currently it is not equipped for this, so bringing it up to standard is vital. It has to be attractive to all users by meeting accepted standards, and in the judgement of NAPC, this means preserving character and beauty alongside provision of modern day facilities.

8.0 PROPOSED WORKS TO THE BUILDING

8.01 Project Aim

The proposed works have been designed to respect the significant aspects of the heritage asset whilst providing a facility that meets the needs of today's society and primarily access for those with physical disabilities.

Note that multiple design options have been explored and discussed with the client, Historic England and Chester Diocese and the outcome of the discussion is the current proposal.

8.01 Proposed works

1. The landscape to the east and south of the building (19th century blocks) will be modified to provide level access from outside to inside the building. Flooring levels inside the 19th century blocks will be raised or lowered to create an even flooring throughout the building. The floor level within the 17th century block (old schoolhouse) will not be altered.
2. The existing toilet block will be transformed into a lobby space and new entrance as well as providing a new dedicated storeroom. A wall mounted glass canopy and a new door will be installed to the new entrance block to make a bold and prominent entrance to the building. In addition, structural repairs and re-roofing to the buildings is required; see **Append A Structural Engineers Report**.
3. To build a modest contemporary extension to south elevation of the 19th century block in conjunction with repair to the south elevation of the existing toilet block. The proposed extension provides space for female, male and accessible toilets.
4. Other proposed works will include replacing an existing eroded step stone; remove of cement mortar to external masonry and repointing with lime mortar; the installation of a new handrail to 17th century block's external stairs; and a new glazed double door will be installed to south elevation of the hall.

8.02 Modest Contemporary Extension

1. A modest contemporary extension is proposed to the south-west elevation of the existing toilet block. The use of both traditional and modern-day materials, such as oak, glass and zinc, used in a contemporary manner, is proposed to create a subservient building with minimum impact on the historic structures.
2. The use of oak timber boarding and zinc roofing will create a lightweight structure in contrast to the heavy red sandstone masonry of the historic building. The plinth of the new extension will be built using salvaged mottled red sandstone from the existing fuel store block (after demolition).
3. The extension is designed to present a gable end in parallel with the main hall with the same roof pitch. This will create a harmonious form with the rest of the building.

4. The oak timber boarding to the extension will be allowed to weather, silver naturally, thus it will soften visually in time.

9.0 HERITAGE IMPACT

The proposals seek to enhance the building internally and externally. The 17th Century block will be unaltered. The 19th Century hall and existing toilet block will benefit from a new level floor. All structural defects to the existing toilet block will be addressed as part of construction of the new extension. In addition, removal of the Fuel Store Block (20th Century), which has a negative impact on the building, will provide the space required for erecting a new contemporary extension.

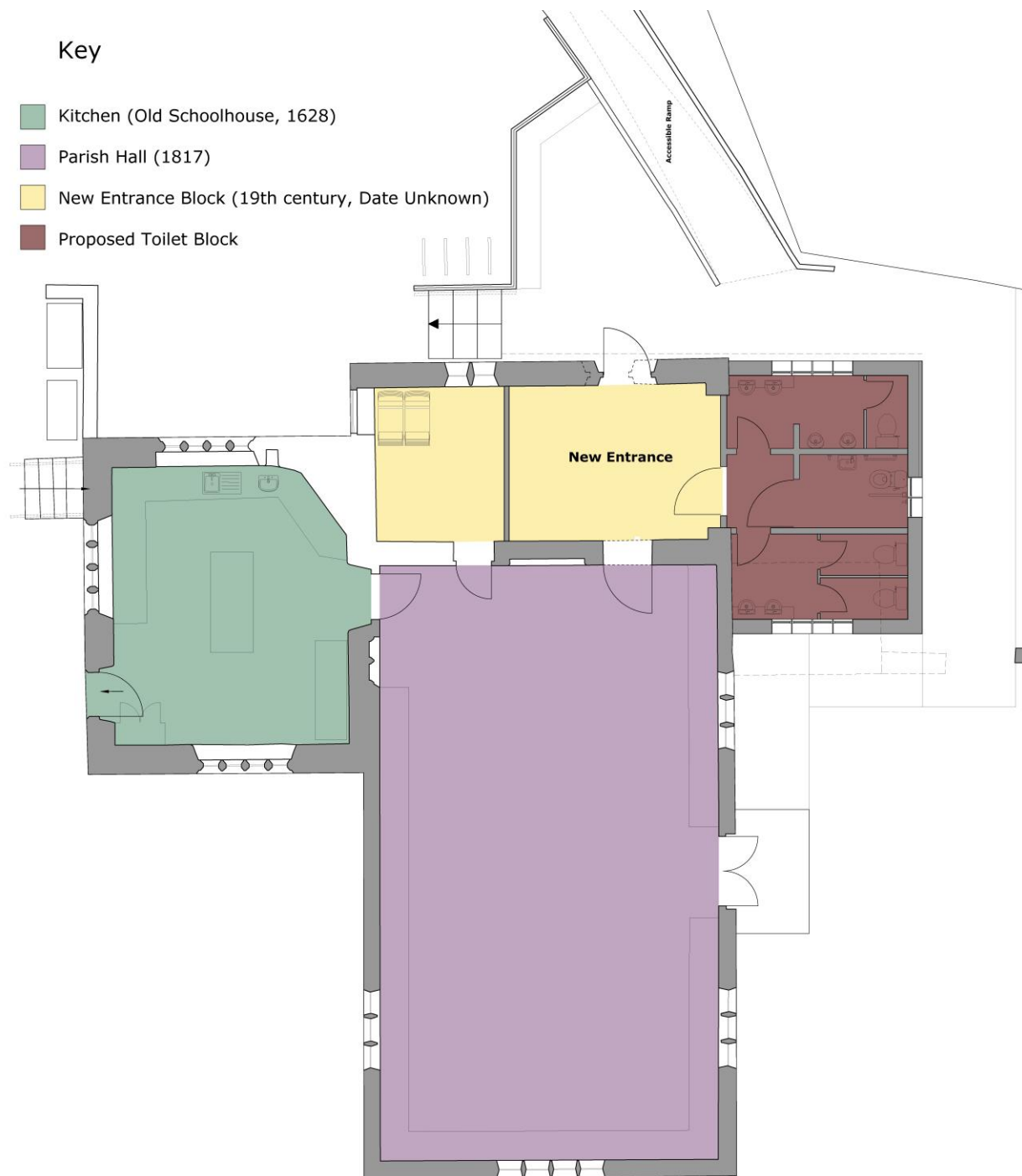


Figure 22: Proposed ground floor plan.

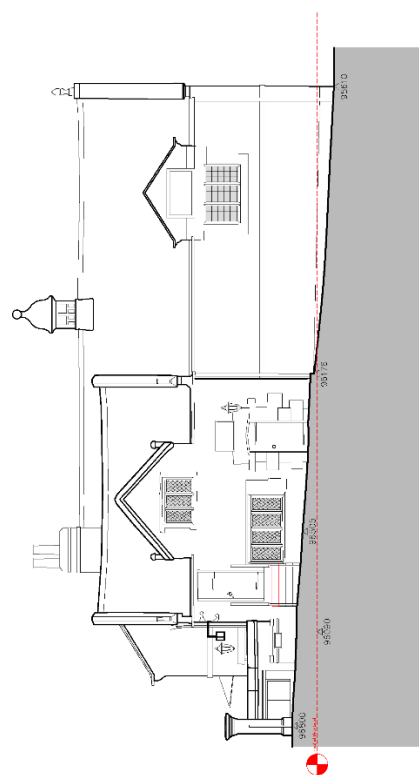
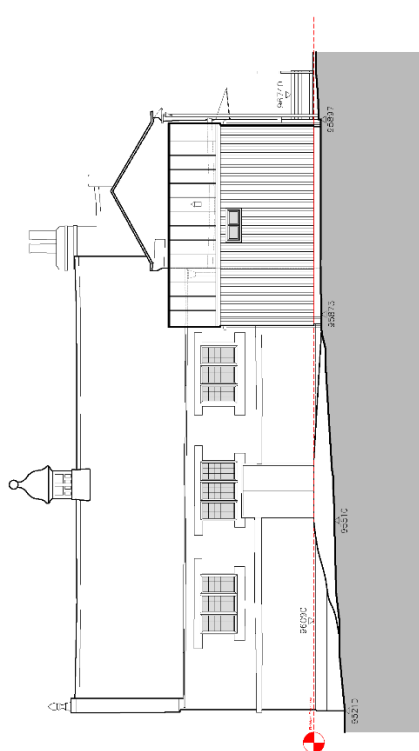
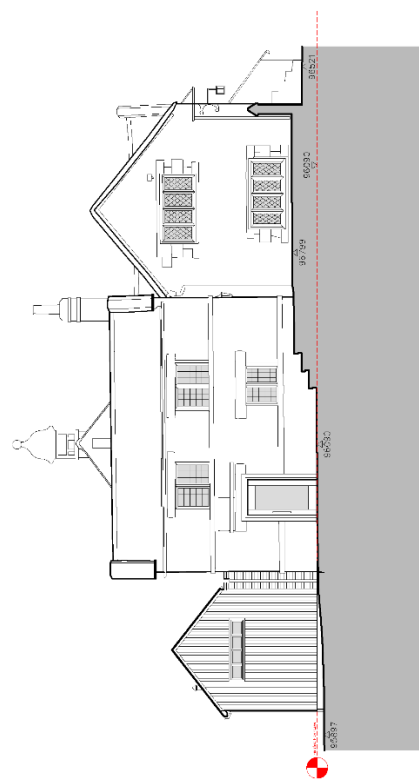
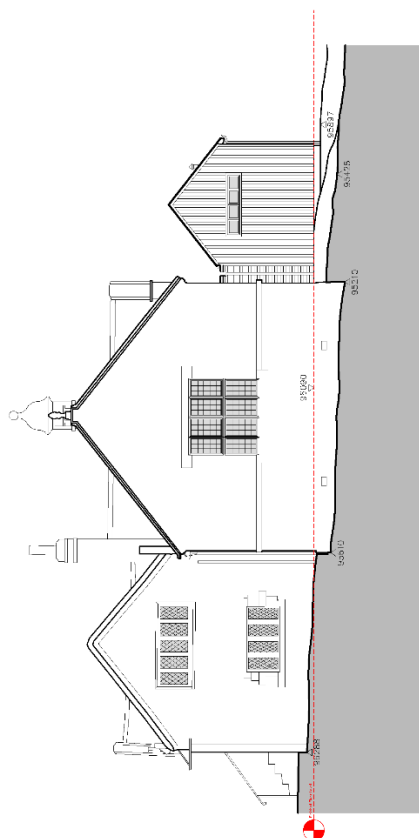


Figure 23: Elevations as Proposed

APPENDICES

APPENDIX A – STRUCTURAL ENGINEER'S REPORT

APPENDIX B – HISTORIC ENGLAND LETTER

APPENDIX C – BAT SCOPING AND NESTING BIRD SURVEY



Report on
Structural Inspection
at
Nether Alderley
Parish Hall
for
Lloyd Evans Prichard
on behalf of
The PCC of St Marys
Nether Alderley

CONTENTS

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APPENDICES

Appendix 01 - Photographs

Appendix 02 - Sketches and Calculations

REFERENCES

- Existing Floor Plan Drawings by Lloyd Evans Prichard Ref 4240 dated October 2017.
- Draft Timber Survey by Kevin Neary dated January 2018.

Report Title:	Report on Structural Inspection at St Marys Parish Hall, Nether Alderley, Macclesfield SK10 4TW
Report Reference/Revision:	7975/01
Client:	Lloyd Evans Prichard on behalf of The PCC of St Marys, Nether Alderley
Issue Date:	January 2018
Author:	G N Booth BEng (Hons) CEng MStructE MICE
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1.0 INTRODUCTION

- 1.1 WML Consulting were appointed via Lloyd Evans Prichard for the preparation of a brief Structural Inspection Report with respect to the distortions noted to the South end of the toilet block mainly.
- 1.2 Inspection access to the building was arranged by Lloyd Evans Prichard.
- 1.3 The Brief for this Report is to undertake the following:
- Carry out visual inspection to the toilet block for concerns regarding wall, floor and roof stability at the South end.
 - Briefly inspect and comment on other areas identified on site by Lloyd Evans Prichard, including current use of the schoolroom first floor and the general condition of the main hall.
 - Report on the structural condition and significance of the deterioration or distortions observed.
 - Recommend repair details for the subject areas.
- 1.4 The inspection work was undertaken by G Booth of WML along with M Pearce of Lloyd Evans Prichard and K Neary on 20th December 2017, to address the terms of the specific Brief.
- 1.5 This Report should not be considered as a comprehensive appraisal of the condition of the property as a whole.
- 1.6 Consideration has not been given to the condition of the general fabric of the property, such as window frames, external joinery, rainwater, drainage and soil goods, underground drainage, and the like.
- 1.7 No trial hole investigation, exploratory investigation or measured survey was carried out, and the horizontal and vertical alignment was not assessed using optical instruments.
- 1.8 Consideration has not been given to damp-proofing aspects or building services.
- 1.9 Only items relevant to the Brief were examined. It is possible that other defects may exist in other areas of the property which were not examined or which were concealed by finishes.
- 1.10 No analysis has been undertaken to verify the structural adequacy of the original construction, other than checks to floor timbers.
- 1.11 No consideration has been given to potential contamination or asbestos aspects.
- 1.12 This report has been prepared for the private and confidential use of the Client and their professional advisers, in accordance with the agreed Brief. The report must not be reproduced in whole or in part, or relied upon by any other party for any purpose without the express written authority of WML Consulting.

2.0 DESCRIPTION OF THE BUILDING

- 2.1 The toilet block part of the building is two storey and has traditional load bearing masonry wall construction with a duo-pitch timber framed roof and suspended timber first floor. The ground floor is of solid ground bearing construction. The walls are mass stone masonry with regular coursing to the outer facing. Internal partition walls to the ground storey are a terracotta block system.
- 2.2 The earlier two storey school house building c1628 is adjoining to the North.
- 2.3 The later single storey main hall c1817 is adjoining to the West.
- 2.4 External ground levels are higher to the North side of the building. There is an internal step down from the main hall (and school house) ground floor level to the toilet block.
- 2.5 The parish hall is Grade II* Listed.
- 2.6 Geological maps indicate drift deposits of Glacial Till overlying bedrock of Bollin Mudstone to the West and Helsby Sandstone to the East. The parish hall building appears to be close to the boundary between the mudstone and sandstone. Two borehole records some 400m to the South indicate approximately 15m depth of sandy clay and sands (drift) overlying bedrock.

3.0 OBSERVATIONS

- 3.1 The survey mainly comprised a visual inspection of the toilet block wall and first floor towards the South end, in order to specifically address the Brief, ie. the structural condition and significance of the deterioration or distortions observed.

In addition the condition and current use of the schoolroom first floor and the general condition of the main hall were briefly inspected.

- 3.2 During the course of inspection, a number of general and specific observations were made and are recorded below.
- 3.3 A number of photographs were taken and some of these are included in Appendix 01. Others have been retained on file.
- 3.4 Overall directions refer to approximate general compass directions with the school house being on the North side. Local references for left and right refer to the surface as viewed.

Toilet Block External (Photographs 1-5)

- 3.5 North East corner masonry is nominally vertical in both directions – gable pike wall appears nominally vertical.
- 3.6 Main East elevation appears to be as original with window and door openings formed with flat stone lintels approximately 300mm high and projecting cill / string courses approximately 150mm high. A number of relatively new stones (or stone face repairs) are present below the ground floor cill level and the pointing generally appears relatively recent.
- a) North end (at top of external steps) wall is nominally vertical and bed joints are nominally horizontal. Minor stepped cracking is evident to the top right of the ground floor window opening and to the right of the first floor window opening. These cracks appear to be though recent repointing.
 - b) Central zone and South end wall is nominally vertical but bed joints slope down towards the South at approximately 20:1200.
 - c) At eaves level at the South end the timber wall plate appears to have come loose and has rotated.
- 3.7 The South elevation appears to be mainly original above the first floor cill and there are a number of weather eroded sandstone facings. Much of the ground storey has a glazed timber infill panel (previous vehicle size opening) and the surrounding masonry appears to have been part repaired plus rebuilt above the opening up to the first floor cill.
- a) The wall plane tilts out at the top towards the South at approximately 20:1200.
 - b) The first floor cill / string course has a dip that is centred at the left hand side of the window opening. There is cracking and repaired cracking to the sides of the window opening.
 - c) There is a shallow masonry arch above the ground floor framing but this has distorted downwards on the left side with splitting to the bed joint and stepped cracking above. There is also cracking above the right hand end of the arch. The timber panelling under

the arch appears to have been scribed to fit the distorted shape previously but ongoing movement is indicated.

- d) A number of repaired cracks and split stones indicates that sagging type movement above the ground floor opening has been a long standing issue.
- e) The open joints / gaps at the left hand end of the arch showed no signs of an outer leaf beam or lintel.
- f) At the left hand edge is the junction of three walls of different ages and the stone courses do not match. The vertical joints appear to be butted rather than bonded and mortar pointing is generally loose.

General External (Photographs 6 - 7)

- 3.8 The external store on the South side has a bodily tilt towards the South of approximately 20:1200.
- 3.9 The length of stone garden wall that leads from the external store has more of a tilt down to the South at approximately 60:1200. This wall is in tight contact where it joints the store (no recent movement).
- 3.10 The main hall South elevation has a general tilt to the South at approximately 20:1200 but is nominally vertical at the South West corner. The West gable wall of the main hall appears in fair alignment.

Toilet Block Internal (Photographs 8 - 12)

- 3.11 The roof construction has a mid truss. The configuration of the truss means that the bottom chord would tend to act more like a beam with props to the ridge / purlins. See sketches in Appendix 02 for further details.
 - a) The East purlin (North span) has a scarf joint that is in poor condition with splitting and displacement evident.
 - b) The East purlin (South span) shows sagging and rotation and corresponds to the displaced wallplate that is noted externally. The opposite slope is abutted by the main hall.
 - c) At the truss and purlin bearings there are fine diagonal cracks to the wall plaster.
- 3.12 The first floor East wall appears nominally vertical. The window heads and cills are nominally level or have a minor slope down to the south (internal finishes adjusted).
- 3.13 The first floor South wall shows a tilt to the south at approximately 20:1200 and the window head and cill have a slope to the West at approximately 5:1200.
- 3.14 The first floor construction is suspended timber with oak joists spanning North to South between downstand oak beams. See sketches on Appendix 02 for further details.
 - a) The floor is nominally level at the North end, slopes down to the South at approximately 20:1200 for the central zone and approximately 40:1200 for the South end.

b) One small piece of floorboard was loose and could be lifted. This was close to a beam and showed the joist jointing arrangement. The floor timbers appeared to be in good condition mid span.

c) It was not possible to access the end beam / joist ends at the South wall.

3.15 At ground floor the South end has ceramic wall tiling full height to masonry, timber infill frame and floor beam encasement. There are various cracks and loose tiles. Those near the bearing ends of the beams may indicate compression of the underlying beam end. The loose patches on main masonry walls may indicate minor movement of the wall relative to the ground floor slab or dampness / weakness in the background masonry or plaster / render.

3.16 The ground floor appeared to be a concrete slab with quarry tile finish and was nominally level throughout with a nominal 75mm high edge visible externally at the South end. The slab appears to be relatively recent.

3.17 The floor to ceiling height of the ground storey reduces by approximately 100mm from the North end to the South end.

School House

3.18 The first floor timbers appear in fair condition with no obvious signs of distortion. There is localised rot deterioration to a few joist ends and the window lintel but still with solid timber present (refer to Timber Survey).

Main Hall

3.19 The two timber roof trusses have had substantial lengths of bolted steel plates fitted previously to repair / strengthen rot affected end bearing sections of the bottom chords. It appears that rot is affecting the ends of the bottom chords again but the steel plates are considered to be sufficient to provide the support currently.

3.20 The central bell cote does not appear to have any additional trimming / support to the opening at the ridge. However there are no obvious signs of distress to the adjacent / supporting rafters so the arrangement appears to have been serviceable for many years since construction.

3.21 The main walls appear in fair condition. The tilt of the South wall is noted.

4.0 DISCUSSION AND RECOMMENDATIONS

- 4.1 On the basis of visual inspection, it is intended to comment upon the specific Brief, ie. recommend repair details for the subject areas.
- 4.2 The toilet block building structure appears to have been affected by a number of separate issues but these are compounded at the south end.
- a) There is apparent general settlement / rotation of the external walls down towards the south. The North end appears to have remained relatively static where the masonry is nominally vertical and the first floor is nominally level. Then the series of stepped cracks at the North end of the East wall suggests articulation through this zone with a reasonably consistent tilt of the masonry and the first floor that is supported on the masonry. It appears that the current ground floor slab has been laid relatively recently and is nominally level hence the floor to ceiling height diminishes to the south. The amount of tilt at approximately 20:1200 is within stability limits for this height and thickness of wall provided it remains well bonded and restrained. The south end wall (gable) is the most vulnerable. Observation of the ongoing cracking suggests that settlement of the walls is slowly progressive and probably a result of local variation in ground / groundwater conditions. It is recommended to investigate ground conditions and foundation details to the various wall zones and compare results for explanation of the settlement. Alternatively the apparent slow progress can be accepted / monitored and periodic making good allowed for. The stability of the south end wall should be enhanced by the addition of stainless steel restraint straps at first floor level and rafter level.
 - b) The South end wall shows historic and recent movement associated with the large opening in addition to the tilting. The dip in the first floor cill and some of the old repaired cracks indicate that much of the sagging type movement is long standing. The outer masonry and shallow arch appears to have been rebuilt relatively recently but has an irregular profile and is showing new movement. It is likely that the timber infill framing is preventing some of the masonry from falling. Internally there was no view available of the inner beam supporting the floor joists ends and the inner masonry thickness. It is likely that a timber beam is present and the bearing ends may have compressed but are concealed by tiling (metal detector gave a stop / start signal along the length i.e. not steel beams). Movement of the inner beam is indicated by the local increase to the slope of the first floor at the South end. Allowance should be made for taking down of the outer masonry arch and the panel above up to the first floor cill. Also allow to investigate and repair of the inner beam which could involve replacement subject to proposals. The outer shallow arch appears to have failed on a few occasions hence an alternative arch detail or introduction of an outer beam should be considered
 - c) The roof eaves at the South end of the East wall and the bowed / rotated purlin indicate some movement of the roof plane. Much of this is likely to be historic as the purlin deflected. It is likely that rafter fixings / wallplate fixing are failing to allow ongoing spread. It is recommended to allow for stripping the roof locally to allow re-fixing of the wallplate and rafters and possibly introduce bracing to reduce the risk of further rafter spread.
- 4.3 Brief assessment calculations for the first floor joists and first floor beams of the toilet block (see Appendix 02) confirm that they have capacity for use as offices / light storage. There is doubt about the condition of the beam at the South end and possibly the bearing of joist

ends into this beam hence use / access to the South end of the first floor should be avoided. The majority of the first floor timbers appear in fair condition and the slope is mainly from wall settlement. There are various options to be discussed should it be proposed to improve the level of the first floor surface.

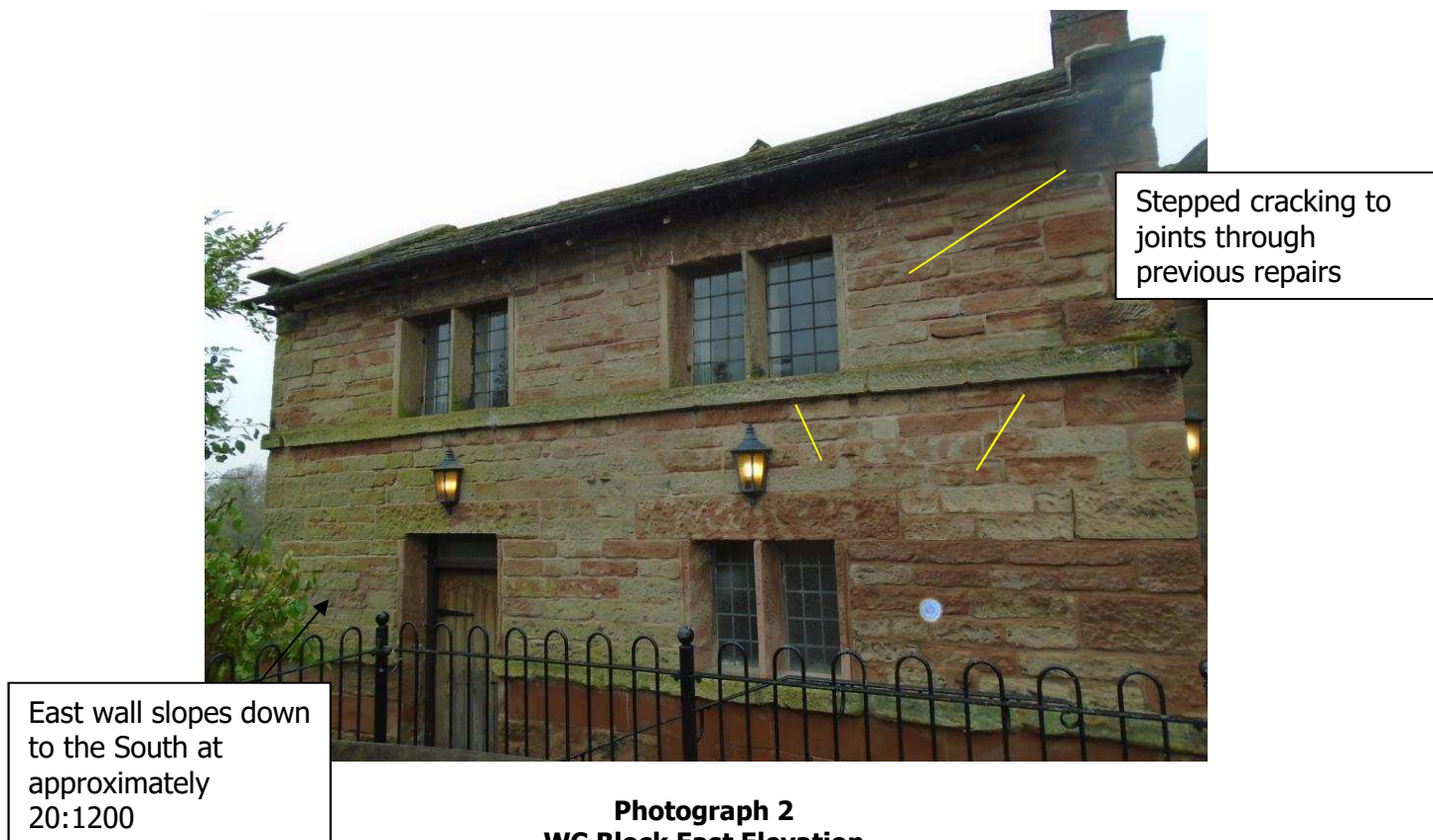
- 4.4 The toilet block roof, East purlin splice joint requires repair and strengthening where it is displaced. Allow for a side lap splice to be developed in the design / construction stage.
- 4.5 The external store building, the garden wall and the South wall of the main hall all show tilting to the South similar to the toilet block but all appear in fair condition and currently stable. The North side of the parish hall buildings appear to be in fair alignment.
- 4.6 The school hall first floor is generally in fair alignment and the timbers appear generally sound to the main spans (see timber report). Zones of rot and previous repair are noted local to some joist ends at wall bearings and the window lintel but some solid section does remain. Repairs have been recommended (see timber report). It is considered that the first floor of the school room may continue to be used with negligible safety risk in the short term until the repairs are completed.
- 4.7 The main hall roof trusses have rot to the main bottom chord timbers at the North end. The substantial length of steel plating is considered sufficient for the short term, but the plates rely on sound timber between them to avoid buckling. Hence the rotted timber should be addressed in the short term (see timber report). Structural details for the repairs should be developed in the design / construction stage.
- 4.8 Stability of the support system for the central bell cote should be further investigated when appropriate access is available.

APPENDIX 01

Photographs



Photograph 1
WC Block North East Corner



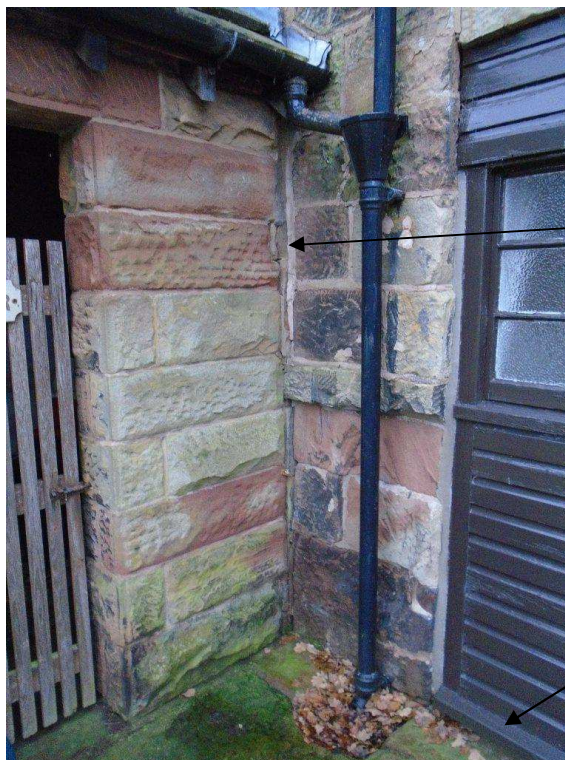
Photograph 2
WC Block East Elevation
Stepped cracking at North End



Photograph 3
WC Block South Elevation
Glazed Timber Infill to Ground Floor



Photograph 4
WC Block South Wall
Ground Floor Arch Head Dropped

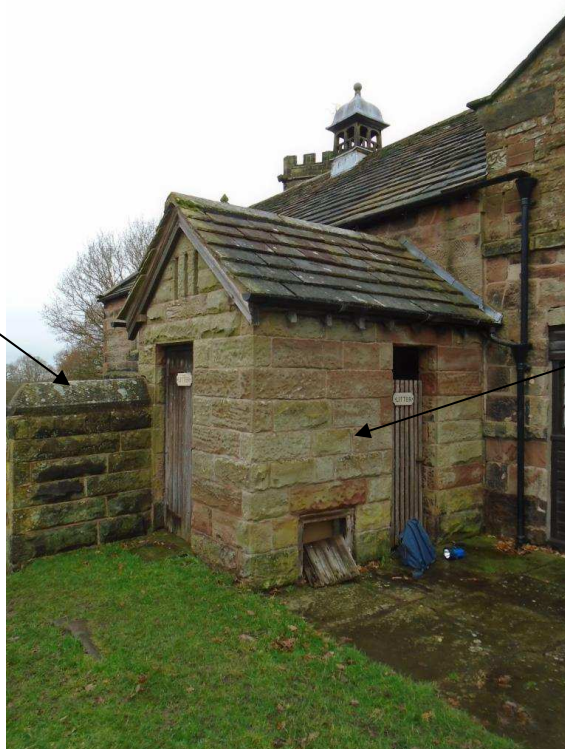


Junction of three different walls abutting – no bonding evident

75mm step – concrete slab edge

Photograph 5
WC Block Junction With Main Hall and External Store

Garden wall masonry tilts to the south at approximately 60:1200



Store masonry tilts to the south at approximately 20:1200

Photograph 6
South Elevation External Store

Corner and
West wall
nominally
vertical

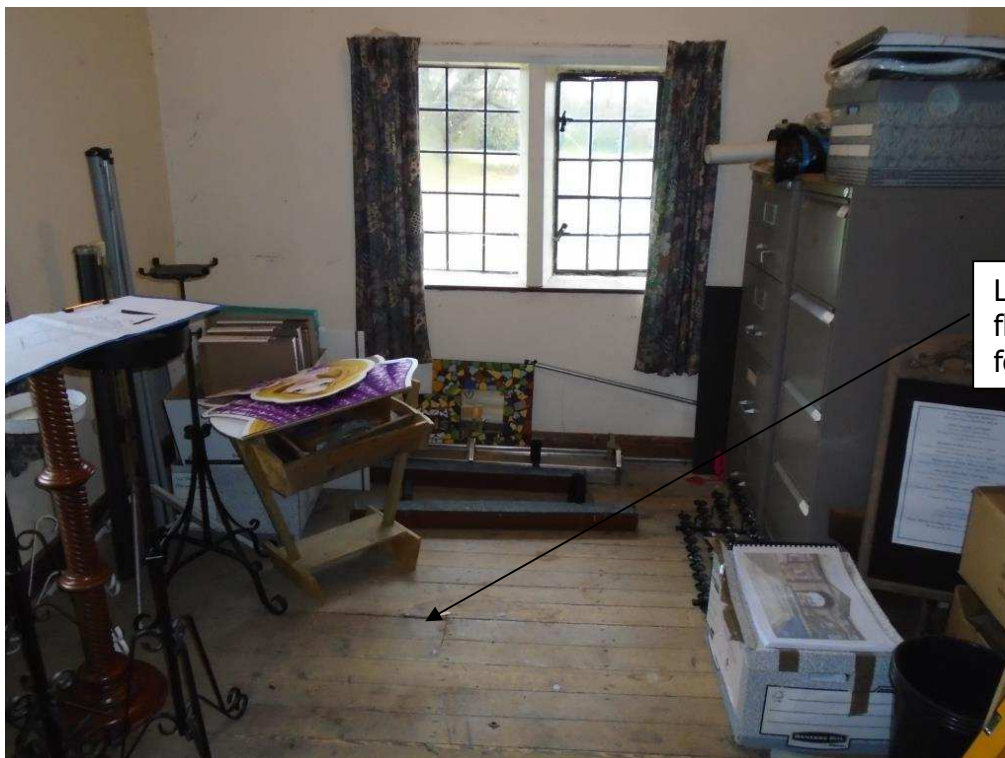


Away from the
SW corner the
wall tilts South
at approximately
20:1200

Photograph 7
Main Hall South Elevation



Photograph 8
WC Block First Floor
Mid roof truss – note joint to East purlin



Loose softwood floorboard lifted for inspection

Photograph 9
WC Block First Floor
Floor slopes down to the South (towards window)

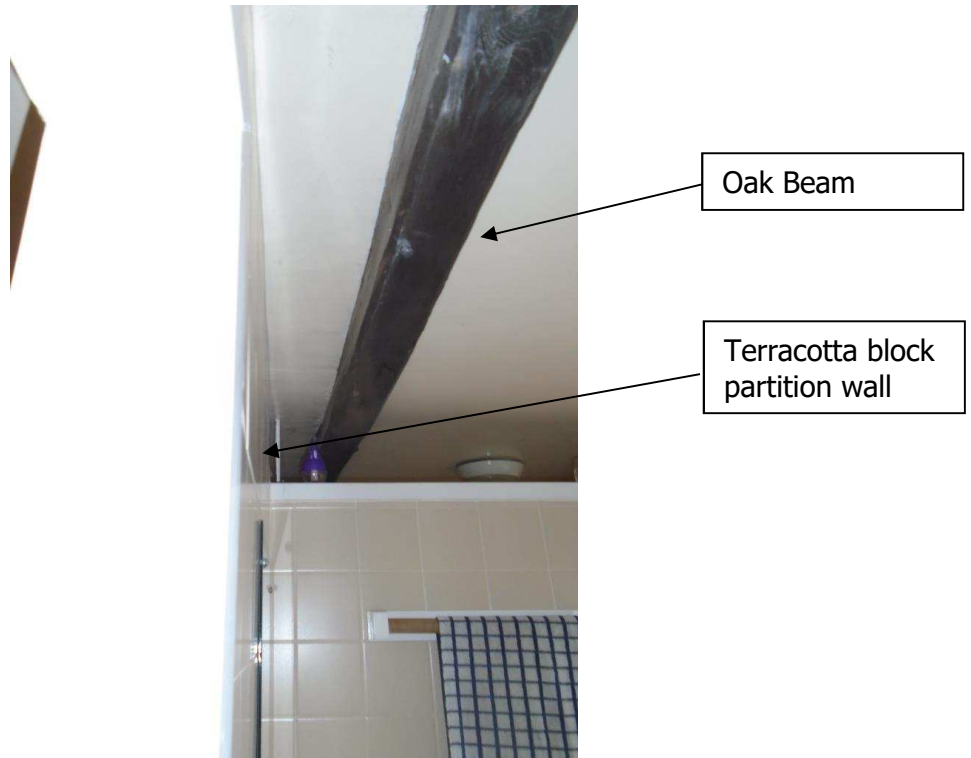


Softwood floor board

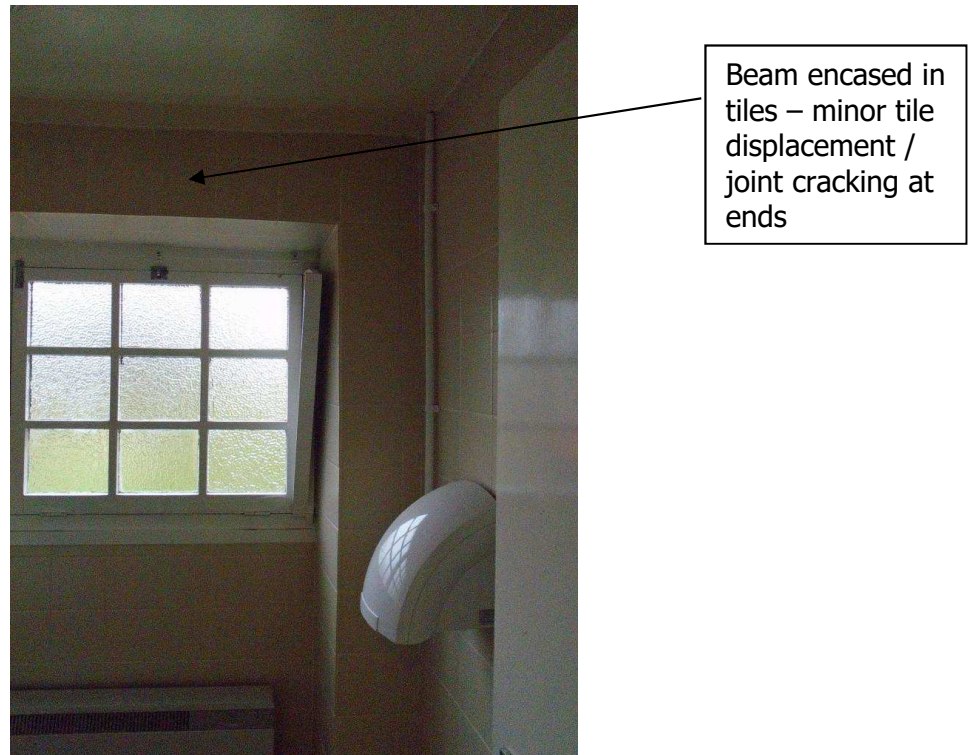
Top of oak beam notched for joists

Oak joist housed into oak beam

Photograph 10
WC Block – First Floor Construction



Photograph 11
WC Block – Ground Floor
Downstand of Oak Floor Beam



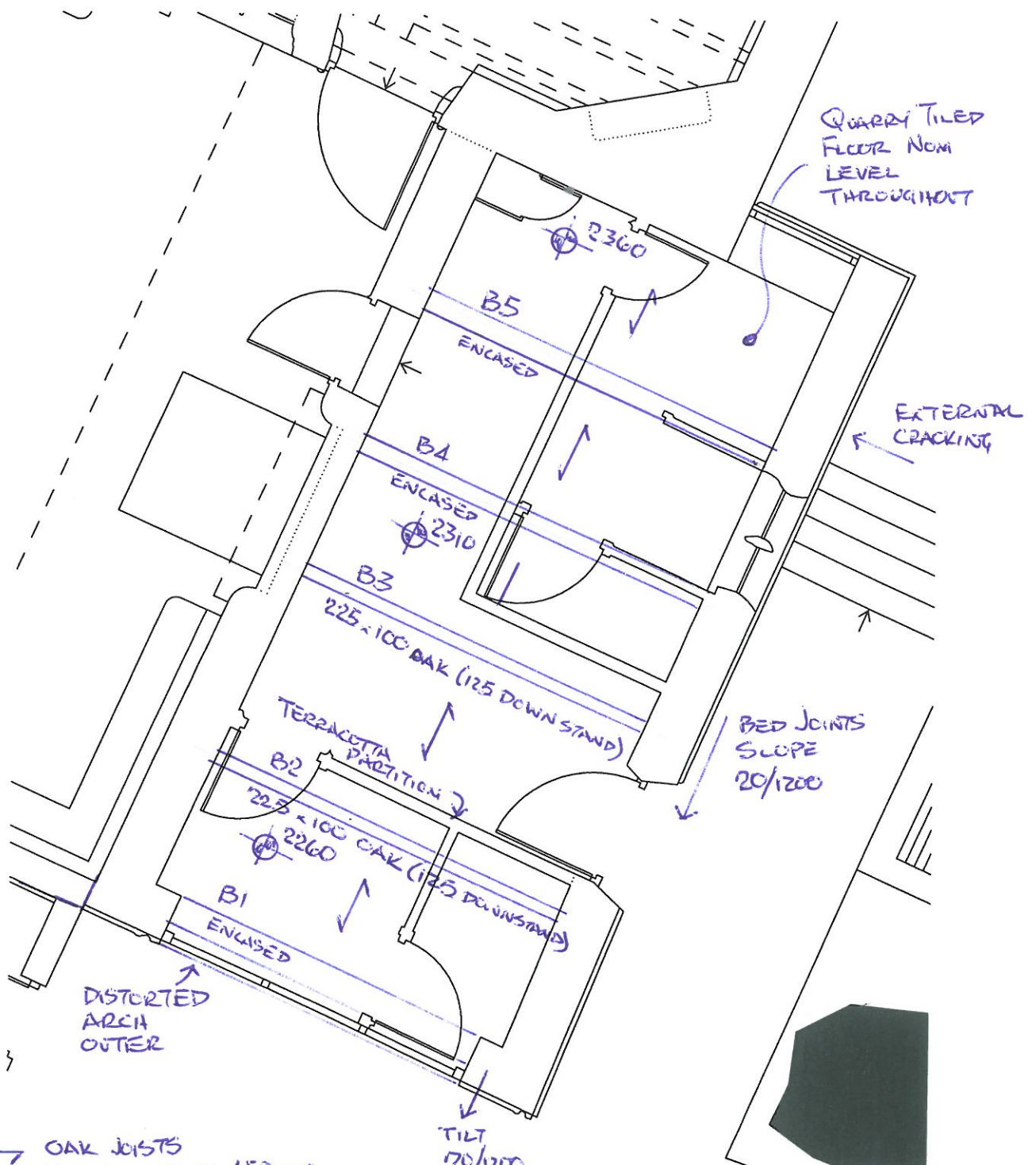
Photograph 12
WC Ground Floor – South End
Glazed Timber Frame Infill

APPENDIX 02

7975-SK01 – WC Block Ground Floor

7975-SK02 – WC Block First Floor

7975-T1 – WC Block First Floor Timbers, Calculations



← OAK JOISTS
NOM 100x50 @ 450c25
20mm softwood boards

⊕ 2260 FLOOR → CEILING HEIGHT
DIMINISHES TO SOUTH

WC BLOCK - GROUND FLOOR

WMLCONSULTING

Project: NETHER ALDERLEY PARISH
Job No: 7975 HALL

Drg No: SK01 Rev:

Scale: 1:50 @ A4

Date: JAN 18



C → CRACKS TO WALL PLASTER

WC BLOCK - FIRST FLOOR

WMLCONSULTING

Project: NETHER ALDERLEY PARISH
HALL

Job No: 7975

Drg No: S/L02

Rev:

Scale: 1:50 @ A4

Date: JAN 18

NETHER ALDERLEY PARISH HALL
W.C. BLOCK FIRST FLOOR

Job No. 7975
Made by GNB

Page No. T1
Date JAN 18

Rev.
Checked

CHECK EXISTING CONSTRUCTION / LOAD CAPACITY

LOADING

$$\begin{aligned} 20 \text{ SW BOARDS} &= 0.12 \text{ kN/m}^2 \\ 100 \times 50 \text{ OAK JOISTS @ 450} &= 0.08 \\ \text{PLASTERBOARD / SKIM} &= 0.14 \\ \hline &0.34 \\ \text{FLOOR BEAM OAK } 225 \times 100 &= 0.16 \text{ kN/m} \end{aligned}$$

JOISTS MAX SPAN = 1.65 m 100x50 D30 (OAK) AT 450 CRS

$$\text{BS5268 BENDING } \sigma_{MADN} = 9.0 \times 1.0 \times 1.0 \times 1.13 \times 1.1 = 11.2 \text{ N/mm}^2$$

CAPACITY $M_c = \sigma_{MADN} \times Z = \frac{11.2 \times 50 \times 100^2 \times 10^{-6}}{6} = 0.93 \text{ kNm}$

TOT D.L. / JOIST = $1.65 \times 0.45 \times (0.12 + 0.08 + 0.14) = 0.25 \text{ kN}$

LET, L.L. = Q

$M = (0.25 + Q) \times \frac{1.65}{8} = 0.93 \text{ LIMIT}$

so $Q_{MAX} = 4.0 \text{ kN} (\equiv 5.4 \text{ kN/m}^2)$ OK

BEAMS SPAN = 3.2 m MAX LOAD WIDTH = 1.5 m 225x100 OAK (D30)

BENDING $\sigma_{MADN} = 9.0 \times 1.0 \times 1.0 \times 1.03 = 9.3 \text{ N/mm}^2$

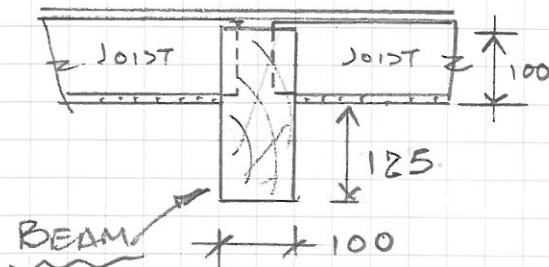
CAPACITY $M_c = \frac{9.3 \times 100 \times 225^2 \times 10^{-6}}{6} = 7.8 \text{ kNm} [6.2 \text{ kNm IF } d=200]$

TOT DL = $3.2 \times 1.5 \times 0.34 + 3.2 \times 0.16 = 1.6 + 0.5 = 2.1 \text{ kN}$

$M = (2.1 + Q) \times \frac{3.2}{8} = 7.8 \text{ LIMIT}$

so $Q = 17.4 \text{ kN} (\equiv 3.6 \text{ kN/m}^2) \rightarrow [2.8 \text{ kN/m}^2 \text{ IF } d=200]$
OK FOR OFFICE 2.5 kN/m²

NOTE NOTCHING FOR JOISTS BUT TIGHT FIT (NEGLECTABLE COMPRESSION EFFECT)





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Our ref: PA01023190

20 September 2019

Dear Mr Pearce

Pre-application Advice

NETHER ALDERLEY PARISH HALL, NETHER ALDERLEY, CHESHIRE, SK10 4TW

Thank you for meeting with myself and Andrew Ramshall on the 10th September to discuss the proposals for Nether Alderley Church Hall. Are comments on the scheme are below.

Advice

The Grade II* listed Parish Hall in Nether Alderley forms a highly picturesque grouping with St Mary's Church, a 16th century Grade I listed Church, and the Grade II listed Stanley Mausoleum. The building was originally constructed as school house associated with the church in 1628, built of pink and buff sandstone with dominant gables and mullion and transom windows. Over time the building has been extended, with a large parish hall added in 19th century, also built of sandstone and carefully positioned to be deferential to the original structure.

The historic interest of the structure, as well as its architectural credentials, both individually and as a historic group of associated structures, is recognised in its designation as a Grade II* listed building.

The current proposals seek to make alterations to the building to make it more conducive to increased public use, including improved toilet facilities and better storage for tables and chairs to allow flexible use of the building. In order to facilitate these improvements an addition is required to the building, as well as the removal of a small, 19th century, outbuilding in order to allow the extension to be construction. Further internal works are also proposed to improve the level access to the building.

These works would be focused on the 19th century elements of the building, which are of some significance as part of the development of the structure, with the main parish hall being of quality in its own right. However, the principal significance of the building is in the original 17th century school house which would be virtually unaltered by the proposals.



SUITES 3.3 AND 3.4 CANADA HOUSE 3 CHEPSTOW STREET MANCHESTER M1 5FW

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Historic England

We welcome the aims of the scheme to increase the use of the building, recognising that a regular use of a building is highly beneficial, often leading to a better level of maintenance. Focusing the alterations to the later sections of the building is a considered way forward, which we are supportive of and we are content that the scheme presented is sensitive and would sustain the significance of the asset, in line with the relevant policy and statute.

Next Steps

Thank you for involving us at the pre-application stage. We consider your proposals have now reached a stage where they address any heritage considerations we may have.

Yours sincerely

Marie Smallwood

Principal Inspector of Historic Buildings and Areas

E-mail: marie.smallwood@HistoricEngland.org.uk

NETHER ALDERLEY PARISH HALL, NETHER ALDERLEY, CHESHIRE, SK10 4TW **Pre-application Advice**

List of information on which the above advice is based

Proposed and existing plans

Discussions on site



SUITES 3.3 AND 3.4 CANADA HOUSE 3 CHEPSTOW STREET MANCHESTER M1 5FW

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The Oaks, 8 Hall Drive, Higher Marston, Northwich, Cheshire. CW9 6DT.

St Mary's Church hall,
Nether Alderley,
Cheshire.

On behalf of Nether Alderley Parish Council.

Report number: NAPC/18-001

Author: R. Leigh

Date: 24th October 2018

Approved: J. Leigh

Bat Scoping and Nesting Bird Survey Report

IMPORTANT INFORMATION TO READERS

This report has been prepared for Nether Alderley Parish Council in accordance with the terms and conditions of appointment for a bat scoping and nesting bird survey. Leigh Ecology Ltd cannot accept any responsibility for the use of or reliance on the content of this report by any third party.

The advice contained in this report is based on the information available and/or collected during the period of study. We cannot completely eliminate the possibility of important ecological features being found through further investigation and/or by survey at different times of the year or in different years.

Surveys and assessments are undertaken on the understanding that nothing in our reports will be omitted, amended or misrepresented by the client or any other interested party.

Please be aware the information contained within this report is valid for a period not exceeding two years. After this time, data contained within will require updating.

This report and its contents remain the property of Leigh Ecology Ltd until payment has been made in full.

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1 SUMMARY

- 1.1 The target building is a small sandstone block brick church hall building.
- 1.2 The building is set on concrete hard standing adjacent to a church and several houses.
- 1.3 In order to facilitate the conversion/improvement of the building, a survey for protected species was required, namely bats species Chiroptera, and nesting birds, in order to inform the planning application.
- 1.4 Under both European and UK legislation, bats and their places of rest (normally roosting sites) are strictly protected; it is an offence to kill/injure bats or damage or destroy bats or their roosting sites. For a development to proceed lawfully at a site where bats are present, a European Protected species licence is required, this is issued by Natural England under the European Conservation (Natural Habitats) Regulations 1994 is required.
- 1.5 Leigh Ecology Ltd was therefore commissioned by the Nether Alderley Parish Council to perform a scoping survey for bat presence. An internal and external building survey was undertaken by suitably licenced and experienced ecologists on 6th September 2018.
- 1.6 The results suggested that the building provided little bat roost potential, however with vaulted ceilings and numerous vents, the survey was inconclusive. The surrounding habitat consisted of churchyard and farmland / parkland habitat, with woodland areas.
- 1.7 No nesting birds were found at the site.
- 1.8 Due to the survey constraints and local bat habitat potential, further surveys are required in order to inform the planning application.

2 INTRODUCTION

- 2.1 St Mary's church Hall, located in Nether Alderley, has been identified for some improvement works. A protected species survey was required, namely bat species *Chiroptera* and nesting birds in order to inform the planning application.
- 2.2 For development proposals requiring planning permission, the presence of protected species, and therefore the need of a survey, is a material planning consideration under the National Planning Policy Framework (NPPF). Adequate surveys are therefore required to establish the presence or absence of protected species, to enable a prediction of the likely impact of the proposed development on them and their breeding site or resting places and, if necessary, to design mitigation and compensation methods.
- 2.3 For any development to proceed lawfully at a site where protected species are present, a licence issued by Natural England under the Conservation (Natural Habitats & c.) Regulations 2010 (as amended) may be required. Information gathered during the surveys is used to inform such a licence application.
- 2.4 The objectives of the study were to identify the presence or potential presence of protected species within the buildings identified for conversion and improvements.
- 2.5 A preliminary roost survey consisting of an internal and external survey of the target buildings was conducted on 6th September 2018.

3 LEGISLATIVE FRAMEWORK

Bats

- 3.1 There are 17 species of bats in the UK, all of which suffered a decline in population size and distribution during the 20th century; even those species regarded to be the most common suffered a 70% decline between 1978 and 1993 (Mitchel-Jones and McLeish, 2004).
- 3.2 All species of bats are listed under Section 9 of the Wildlife and Countryside Act 1981 (as amended), and Regulation 41 of the Conservation of Habitats and Species Regulations 2010 and are therefore afforded special protection. It is an offence to:
 - Intentionally kill, injure or take any wild bat;
 - Intentionally damage, destroy or obstruct access to any place that a wild bat uses for shelter or protection; and
 - Intentionally or recklessly disturb any wild bat while it is occupying a structure or place that it uses for shelter or protection.
- 3.3 Bats are further protected under the Conservation of Habitats and Species Regulations 2010 which make it an offence to:
 - Capture or kill a bat;
 - Significantly disturb a bat (in any location); and
 - Damage or destroy a breeding site or resting place of any bat.

- 3.4 If bats are present on a development site and, as a result of the development there is a likelihood that a roost may be damaged or destroyed, or where there is considered to be a reasonable possibility that bats occupying a roost may be significantly disturbed, or where there would be a requirement to significantly disturb a bat irrespective of its location, the development can only proceed if an European Protected Species (EPS) license is issued by Natural England.
- 3.5 In England and Wales the Natural Environment and Rural Communities (NERC) Act 2006 imposes a duty on all public bodies, including local authorities to make material consideration to biodiversity conservation in the determination of all types of planning applications. The UK Biodiversity Strategy was produced in response to the convention. The strategy contains action plans for species considered to be of conservation priority at a national (under Species Action Plans (SAP) and local scale (under Local Biodiversity Action Plans (LBAPs).
- 3.6 The UKBAP lists seven bat species considered as priorities, the relevant LBAP (Cheshire) lists several bat species.
- 3.7 Nesting birds are protected under The Wildlife and Countryside Act 1981 (and amendments) and it would be an offence to damage or destroy a nest or otherwise disturb a nesting bird.

4 SITE DESCRIPTION

- 4.1 The proposal site is a church hall located on a small parcel of hard standing land located adjacent to a church. A hard standing car park and graveyard environment surrounds the site with some potential bat foraging habitat in close proximity.
- 4.2 The site grid reference is SJ 841761
- 4.3 The building is used as a church hall, with several different rooms within, used for meetings, conferences and other events.
- 4.4 The proposed development will see the building undergo some conversion/improvement works.
- 4.5 The church hall itself is configured with a pitched roof, with a vaulted ceiling being present within. There were little signs of holes within the roof, or features that could possibly allow bats to pass in and out of the building, but small gaps were found underneath the guttering around the building and vents within the tower.
- 4.7 The external habitat offered good foraging suitability for bat species across the hard standing area, and nearby treeline.



Fig 1. The target building is a church hall with several compartments to the building, all with pitched roofs. The building is well maintained.



Fig 2. All sides of the building are well maintained with no obvious potential for bat activity.

5 METHODOLOGY

5.1 BATS

- 5.1.1 The internal and external roost survey was undertaken by an NRW and Natural England licensed surveyor: Mr Roy Leigh NE license 2015/15883-CLS, NRW Licence number 5850:OATH:CSAB 2014.
- 5.1.2 Survey methods were based-upon the standard and specification detailed in the BCTs *Bat Surveys- Good Practise Guidelines* (Hundt, 2016). The building was inspected internally and externally on 6th September 2018.

External Inspection

- 5.1.3 The objective of the survey was to locate any signs of bat activity, for example:
- Bat droppings;
 - Feeding remains;
 - Grease staining/ urine marks;
 - Corpses or skeletons;
 - Potential access points to internal roosts.
- 5.1.4. The bat signs listed above are visible from the outside of the building. The following areas were searched using binoculars:
- Ground floor casing;
 - Any cracks/ holes in the panels;
 - Between wall panels and framework;
 - On external panelling, and ridge.

Internal Inspection

- 5.1.5 Bats regularly utilise specific areas within roof spaces/open roof configurations (see below), which were searched as a priority for any bat field signs:
- Beneath hip joints and junctions;
 - Staining above/ around gaps;
 - Within cobwebs;
 - Staining around tile gaps;
 - In cavities of walls within the roof wall joints;
 - On floor under specific beams and joints;
 - Wall joints.

- 5.1.6 The internal survey of the buildings covered all rooms.
- 5.1.7 The surveys were undertaken using a 2million candle watt flashlight, endoscope and 10x40 Swarovski binoculars.
- 5.1.8 Ladders were used to access elevated areas with potential for bat signs.
- 5.1.9 Any signs of bird usage including any current live or old nests, droppings, pellets etc. were noted during the bat survey.

Survey limitations

- 5.2.0 Most areas of the building were fully accessible with care, apart from the area between the vaulted ceiling and underside of the roof.



Fig 3. The underside of the pitched roof consists of wooden beams, seemingly very well maintained.



Fig 4. The underside of the pitched roof on the upper floor of the hall showing the vaulted ceiling following the profile of the roof.



Fig 5. The underside of the guttering along the building reveals small holes underneath, showing possible potential for nesting birds or a route in and out for bats.



Fig 6. *A small vent can be seen circled in the image, possibly acting as an access point for potential bats.*

6 RESULTS

Internal and external inspection

- 6.1 The building has been looked after and well maintained, with little signs of potential for bats.
- 6.2 The building has relatively low roost potential, except from small features like fig.5 and fig.6
- 6.3 The internal survey covered all of the inside of the building; no bat droppings or signs of bats were found within the building itself.
- 6.4 However, given the limited access to the vaulted areas and suitability of the local habitat for foraging, bat presence could not be discounted
- 6.5 The immediate surrounding area comprises a hard standing car park, church and churchyard and mature woodland and farmland offering ideal conditions for foraging bats.

7. RECOMMENDATIONS

- Given limited access and the surrounding habitat suitability, it is proposed that further bat activity surveys be undertaken to confirm absence / presence of bats.

8. References

Bat Conservation Trust (2016). *Bat Surveys – Good Practice Guidelines*. Bat Conservation Trust, London.

Mitchell-Jones, A. J. and McLeish, A.P. (2004) *Bat Workers Manual*. 3rd ed. JNCC, Peterborough.

Mitchell-Jones, A. J.(2004) *Bat Mitigation Guidelines*. English Nature.

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