
HERITAGE DESIGN AND ACCESS STATEMENT

PROPOSED GARDEN OFFICE
AT THE GREEN HOUSE, 1 LOWER GREEN, TETTENHALL,
WOLVERHAMPTON, WV6 9AH
HERITAGE AND DESIGN & ACCESS STATEMENT

ON BEHALF OF Mr & Mrs M Caffrey



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Yew Tree House, Sound Lane, Nantwich, Cheshire, CW5 8BE

Company No. 9800598

1. The Property

- *The property known as The Green House is situated on Lower Green and dates to 1794. A three storey Georgian mansion house, its front elevation faces and stands back from Lower Green, its prominent side elevation faces Church Road.*
- *The house stands in large gardens that are bounded by a wall standing some 2.00 metres high above road level along most of its length only dropping to approximately 1.65metres as it passes in front of the main elevation facing Lower Green . The Green House is set below Church Road with its main rear garden area lying some 3.00 metres lower than the road. The rear garden is bounded by a 1.90 metre wall that presents some 3.00 metres to an adjacent public footpath to the rear. The gardens are extensive and very well screened from public views by both garden walls and boundary trees.*
- *The Green House is a substantial Listed Georgian mansion house dating to 1794 with accommodation over three floors and largely retains its original layout with the exception of the addition of a kitchen and dining / family room extension to the rear on the ground floor. Its original layout comprises a formal dining room and reception lounge situated either side of an entrance hallway that leads to a winding staircase to the upper floors, access to the cellar, a ground floor WC and separate store / utility room. The upper floor rooms again retain their original configuration with a former bedroom on each floor having been reserved as a bathroom. The cellar comprises a completely below ground structure currently used for storage and a gym.*
- *Whilst the majority of the rooms are of generous proportions they do not lend themselves to sub-division, as this would seriously compromise the original floor plan and room proportions and consequently the integrity of the Listed building and its original 18th century layout.*

- *As previously mentioned, the House has received a sensitively implemented extension that allows it to respond to modern living requirements, whilst at the same time retaining, to a very great extent, the original 18th century floor layout.*

2. National and Local Planning Policy.

- *The Property is described in the National Heritage Register List Ref SJ800 LOWER GREEN, Tettenhall 895 1/9/129 (North Side) 03/09/77 The Green House Grade II.*
- *The property also lies within the Tettenhall Greens Conservation Area and is included within an identified “character area” entitled CZ4 Lower Green.*
- *In summary, both National and local planning policies seek to retain and improve the existing historic environment. They seek to secure changes that enhance the existing character and local distinctiveness and encourage an individual site-specific design approach that considers each site’s specific characteristics. All with a view to preserving and improving the quality of the local setting.*

3. Planning History

- *Full Planning and Listed Building consent granted to demolish and replace an existing single storey kitchen extension Ref Listed Building Consent 17/00504/LBC dated 15.6.17 and Planning Permission 17/00503/FULL dated 15.06.17(Implemented)*
- *Full Planning Permission granted for New vehicular access, parking, and manoeuvring area, alterations to existing garage together with alterations to increase the height of an existing boundary wall Ref 18/00568/FUL dated 17.7.18 (Implemented)*
- *Various other approvals have been granted for minor alteration work and works to trees.*

4. The Proposal

- *The proposal is to construct a Home Office in the garden of the existing property in a style and of materials indicated on drawing No PP/02.*
- *It is proposed to site the new building in the north easterly corner of the walled garden within a stand of semi mature trees.*
- *In this position it is both removed and screened from public views.*
- *The main house occupies an elevated position and is substantial in scale, consequently, being both at a lower level and small in size the proposed building would remain subservient to the main house, as illustrated in the site cross- section drawing No PP/03. Therefore, the new building has minimal impact on the setting of the listed building.*
- *The new building is proposed to be constructed of an exposed oak frame with a hipped, pitched roof and is to be clad in oak boarding and reclaimed Staffordshire Blue roof tiles. As such, the materials match or compliment those in the Listed Building and reflect those that have been used in nearby structures.*
- *The building is of traditional style and detail and has been designed to minimise its overall scale whilst, at the same time maintaining both its functionality and architectural proportions.*

5. Proximity to existing Trees

- *Following discussions with the Councils Tree Officer (Mr James Dunn) It is proposed that the building be constructed on an augured pile foundation with each pile located so as to avoid the need to sever any major roots.*
- *The floor construction is to be raised to approximately 200mm above the existing ground level to provide a ventilated void under an insulated , suspended timber floor.*
- *It will be necessary to raise the crown of a number of the adjacent trees. It is proposed that the profile of the new building be set out and the necessary work (to be undertaken by a qualified tree surgeon) agreed with the Councils Tree Officer.*
- *The new building has been positioned and designed so as to minimise the impact on adjacent trees consequently, reducing any impact on the conservation area.*

6. Impact on the Listed Building and the Conservation Area

- *The proposed Garden office is low in profile, is to be constructed of traditional materials and to be traditional in appearance. In these respects, the proposal reflects the character of the surrounding conservation area.*
- *The proposal, whilst requiring some crown lifting and surgery to adjacent trees, is designed so the wellbeing of these trees can be preserved and therefore continue to contribute to the Conservation Area.*
- *The site of the proposed building is screened by a substantial garden wall which, along its length adjacent to the Public*

Footpath stands at some 2.9m high thus limiting views of the building other than those that might be gained from a distance, and then only of a proportion of the roof. In this respect the visual impact of the building on the conservation area will be minimal.

- *Being of traditional design and constructed with traditional materials, the new building will contribute to the setting of the Listed Building and the Conservation Area.*

7. Conclusion

- *The proposal has been developed following pre- application consultations with both the Councils Conservation and Tree Officers Messrs James Holliday and James Dunn. Both of whom indicated that in principle and subject to detail, the proposal was acceptable.*
- *The Green House, a 225-year-old Georgian Listed Building, is an example of a largely unaltered period building that has survived with its principal floor plan and room layout intact .*
- *Only limited (glimpsed) ,relatively distant views of the building can be obtained from the public realm, and then only of the roof profile above the boundary wall.*
- *In line with the general aim to promote home working the proposal to site a garden office within the grounds provides the facility to work from home without compromising the existing accommodation or its period floor plan.*
- *The building does not impose on the Listed Building or neighbouring properties from which only minimal views can be obtained. Due to levels and the screening that is afforded by screen walls and trees only limited views will be obtained from the public realm.*

- *The proposed new building is modest in scale and is well-proportioned. It respects its relationship with the Listed Building and the Conservation Area . Constructed of traditional materials the building will make a positive contribution to its surroundings.*

The application proposals respect and enhance the setting of the listed building and conservation area, they also enable the Listed Building to further respond to changing modern day living requirements without compromising its historical fabric, consequently helping to maintain its continued future wellbeing. As such the proposals achieve the objectives of both National and Local Planning Policy. It is therefore hoped that the Council will be able to support the application and grant approval.

Joe Savage

14/12/20