



## **HERITAGE STATEMENT**

**PROPOSAL: REMEDIAL WORKS TO DWELLING EXTENSIONS (REDUCTION OF BALCONY WALL AND REVISED FENESTRATION TO DORMERS IN NORTHERN EXTENSION) AND LANDSCAPING OF EXTERNAL AREAS AND GARDEN**

**SITE LOCATION: Springside, Marle Hill, Chalford, Stroud GL6 8EX**



**PREPARED BY**

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on behalf of

**MR and MRS BAILEY**

**MARCH 2021**

## **Introduction and background**

1.1 This short heritage statement is made on behalf of Mr and Mrs S. Bailey (the Applicants) who are the owner / occupiers of *Springside*, a 1960s built detached house in Chalford Hill, in Stroud district. The application is for a householder development and relates to a range of remedial works, arising from the findings of a recent appeal decision. The background is explained more fully in the accompanying Supporting Statement.

1.2 The proposed works comprise the following elements:

### *West elevation – fenestration*

The proposed remedial works will involve removal of the 3 pane dormer window units and the retrofitting of deeper inward opening glazed doors, with an external glazed balustrade.

### *Balcony – side wall*

The stone flank wall will be reduced in height to 1100mm (above the balcony floor level) to reduce its bulk and create an acceptable appearance.

### *Landscaping*

Comprehensive landscape design proposals.

## **Heritage Considerations**

### *Law and policy*

1.3 Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of a conservation area. Paragraph 192 of the National Planning Policy Framework (Framework) sets out matters which should be taken into account, including sustaining and enhancing the significance of heritage assets and the desirability of new development making a positive contribution to local character and distinctiveness.

### *Chalford Hill Conservation Area*

1.4 The appeal property lies within the Chalford Hill Conservation Area (CHCA) which was first designated in November 1986.

1.5 Given the 1960's plain and modern design of the original house, it did not constitute a non-designated heritage asset and did not make a positive contribution to the character and appearance of the CHCA. The application proposals will complete the transformation of this property and make a positive contribution to the CHCA.

### Listed buildings

- 1.6 There are no immediately adjacent designated heritage assets. However, there is a Grade 2 Listed building, to the north-east of Springside (see map extract).

Extract from Historic England map showing location of Listed Building (blue triangle) to north-east of Springside



- 1.7 This Grade 2 Listed building is described in the List entry as

*Inn. Late C18; mid C19 addition to rear. Ashlar limestone front; coursed and random rubble limestone to rear and sides; ashlar, artificial stone and yellow brick rebuilt chimneys; stone slate and concrete tile roof. Two-storey; double pile plan. Front: 4- window fenestration, all 3-light chamfered mullioned casements except 2-light above off-centre doorway with C20 gabled porch addition. Plain painted upper level band. Large lean-to addition to east end. West end: hipped roof, C19 wing running back to left has canted single-storey bay window with hipped roof; large gabled porch addition to right. Rear: scattered mostly C20 casement fenestration. Interior not inspected. Recorded as Duke of York from 1831.*

*Listing NGR: SO8974102929*

- 1.8 Given the minor nature of the proposed works, their location and the significant separation from the Listed building (which includes intervening buildings), there will be no impact on its setting.

**Conclusion**

- 1.9 The proposal comprises householder developments to an unlisted property which dates from the 1960s. These minor remedial works and landscaping proposals are a direct and positive response to some limited matters identified by a Planning Inspector in a recent appeal decision (see supporting statement).
- 1.10 The proposal will enhance the property and complement its positive contribution to the character and appearance of the CHCA.
- 1.11 There is no impact on any designated heritage asset or the setting of any designated heritage asset.

**Philip Staddon BSc, Dip, MBA, MRTPI**

**March 2021**