



HERITAGE STATEMENT

TO ACCOMPANY:

Planning Application

BY:

Mekkara Architectural Consultants



TO:

Tewkesbury Borough Council

FOR:

Proposed gas installation

AT:

81 Church Street, Tewkesbury, Gloucestershire, GL20 5RX

1.0 INTRODUCTION

- 1.1 The purpose of this statement is to identify the potential impacts that the proposed gas installation at no. 81 Church Street would have on designated heritage assets within the local area. The application site is identified in the following plan and aerial image:



**Location plan
showing new
gas installation
position at no.
81 Church
Street**



**Aerial image
highlighting
site location**

- 1.2 The application seeks Listed Building Consent for gas installation at the property known as no. 81 Church Street which is located to the northern side Church Street within the Tewkesbury Conservation Area. Tewkesbury is a historic, bustling market town, and civil parish located in Gloucestershire which sits at the confluence of the River Avon and River Severn.
- 1.3 The property is a Grade II listed mid-terrace building originally comprised ground floor shop (A1 use) with residential (C3 use) above. However, planning application refs 20/00560/FUL and 20/00561/LBC gained planning and listed building consent on 9th October 2020 for the '*Change of ground floor shop (A1 Use) to residential use (C3 Use) and alteration of staircase to provide access and incorporation with dwelling above*'.

2.0 HERITAGE ASSETS

- 2.1 The building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



No. 81 Church Street

- 2.2 Listing Entry Summary from Historic England:

Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1201222

Date first listed: 04-Mar-1952

Statutory Address: 81 CHURCH STREET

Details

TEWKESBURY

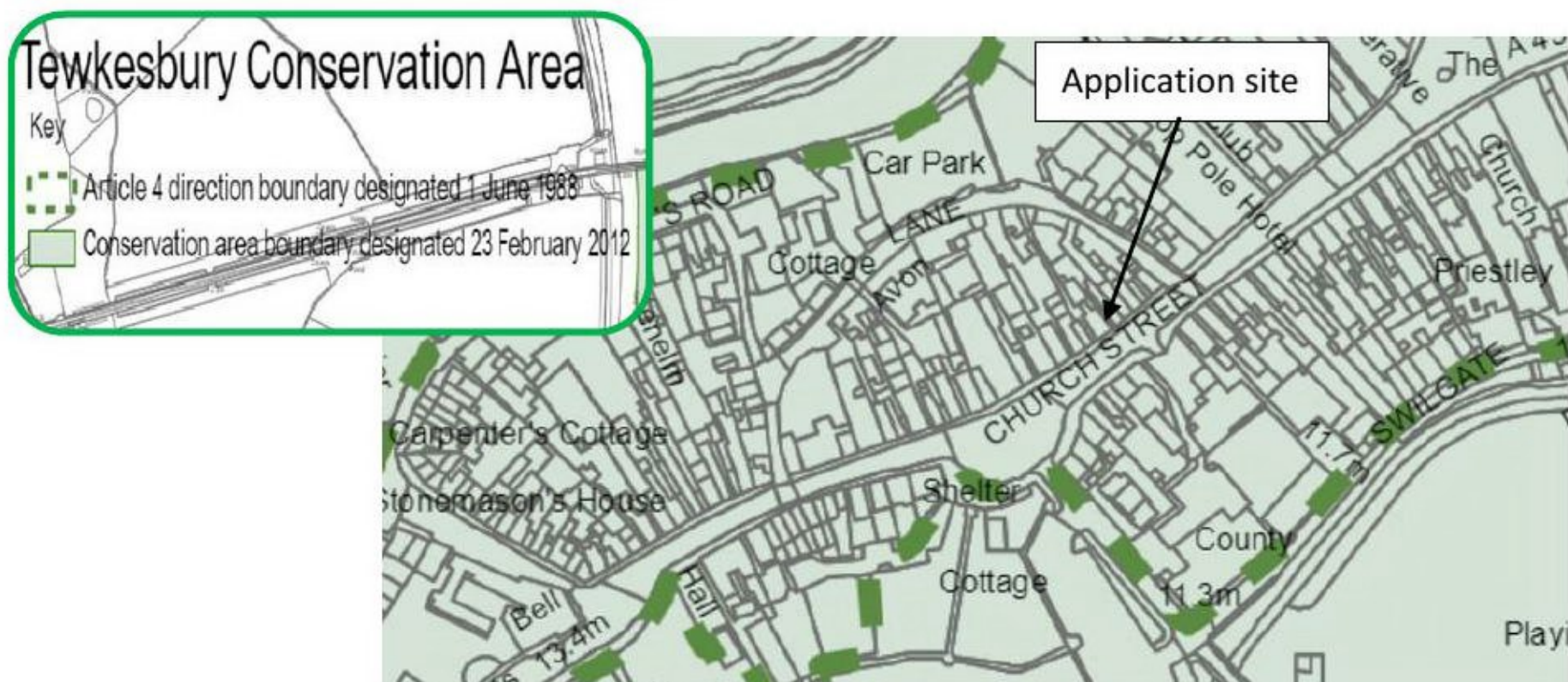
SO8932 CHURCH STREET 859-1/6/138 (North side) 04/03/52 No.81

GV II

House in row with shop. Mid to late C18. Flemish bond brickwork, tile roof, brick stack. 3 storeys, 3-windowed. 9 above 12-pane sashes to brick voussoirs, fluted key with cornice, stone cills to second floor and cill band to first floor. C20 shop front in C19 pilaster surround, glazed door left and 6-panel door with radial fanlight, right. High coped parapet covering twin hipped roofs. INTERIOR not inspected.

Listing NGR: SO8915132584.

- 2.3 The building forms part of a terrace row which comprises Grade II Listed Buildings at nos. 77, 78, 79 and 80, Craik House, 84, 85 and 86, 87, 88 and 88A and, 89 Church Street.
- 2.4 The application site is located in Tewkesbury Conservation Area and covered by the Article 4 Direction which removes permitted development rights. The site is also located in Flood Zone 2.
- 2.5 The Tewkesbury Conservation Area Appraisal states that the Conservation Area covers the historic central core of the town, largely excluding twentieth century development, and the Severn Ham, an area of land between the rivers Severn and Avon to the west of the town.
- 2.6 The following conservation appraisal plan excerpt indicates the application site within the conservation area boundary.



Tewkesbury Conservation Area

3.0 THE PROPOSAL

- 3.1 As the application concerns a Grade II Listed Building within the Tewkesbury Conservation Area sections 16(2), 66(1) and 72(1) of the Planning (Listed Buildings and Conservations Areas) Act 1990 require the decision-maker to have special regard to the desirability of preserving the Listed Building, its setting or any features of special architectural or historic interest which it possesses; and to pay special attention to the desirability of preserving or enhancing the character and appearance of a conservation area.
- 3.2 The scheme seeks to install a gas connection to the existing building which is currently undergoing conversion from ground floor shop with residential over to full residential use. The gas connection will improve the current method of heating the property to enable the installation of a more efficient and economical system of heating the building and water supply.

4.0 PRINCIPLE OF DEVELOPMENT

- 4.1 The application site is located within the Tewkesbury Town Centre Boundary.
- 4.2 The principle of improving residential facilities with an additional utility service should be acceptable subject to other material planning considerations which include the impact on the historic environment.

5.0 IMPACT ON HERITAGE ASSETS

- 5.1 As described in section 16, the NPPF sets out that local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and the desirability to ensure new development makes a positive contribution to local character and distinctiveness. Therefore, when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation and if a proposed development would lead to substantial harm of a heritage asset it should be refused.
- 5.2 The NPPF does not define '*substantial harm*' but it is widely accepted as including the total loss of a heritage asset, or fundamental compromise of its significance by means of extensive physical alterations, or inappropriate development within its setting. Such an impact can only be justified on the grounds that the harm is necessary to deliver important public benefits that outweigh the value of the heritage asset. In these terms it is absolutely clear that the proposal would not result in '*substantial harm*' to the heritage asset or Conservation Area. Where proposals would lead to less than substantial harm, this harm should be weighed against the public benefits of the proposal, where appropriate.

5.3 Joint Core Strategy policy SD8 (Historic Environment) states:

1. *The built, natural and cultural heritage of Gloucester City, Cheltenham town, Tewkesbury town, smaller historic settlements and the wider countryside will continue to be valued and promoted for their important contribution to local identity, quality of life and the economy.*
2. *Development should make a positive contribution to local character and distinctiveness, having regard to valued and distinctive elements of the historic environment.*
3. *Designated and undesignated heritage assets and their settings will be conserved and enhanced as appropriate to their significance, and for their important contribution to local character, distinctiveness and sense of place. Consideration will also be given to the contribution made by heritage assets to supporting sustainable communities and the local economy. Development should aim to sustain and enhance the significance of heritage assets and put them to viable uses consistent with their conservation whilst improving accessibility where appropriate.*
4. *Proposals that will secure the future conservation and maintenance of heritage assets and their settings that are at risk through neglect, decay or other threats will be encouraged. Proposals that will bring vacant or derelict heritage assets back into appropriate use will also be encouraged.*
5. *Development proposals at Strategic Allocations must have regard to the findings and recommendations of the JCS Historic Environment Assessment (or any subsequent revision) demonstrating that the potential impacts on heritage assets and appropriate mitigation measures have been addressed.*

5.4 Saved Local Plan policy HEN2 (Conservation Area: Setting and Impact) states that proposals for development within or in close proximity to a Conservation Area particular attention should be paid to the development's impact on the Conservation Area and its setting.

5.5 As described, no. 81 and its adjoining neighbours are all Grade II Listed Buildings which are within the Tewkesbury Conservation Area.

5.6 This application proposes a single gas pipe to serve the property connecting from the existing main line within Church Street. Wales & West Utilities would excavate and reinstate public land and the connection would enter the property through the corner of the cellar, closest to the main door as per the other utility connections at the site and in accordance with the submitted Gas Installation Design Plan.

- 5.7 The following images highlight the point of entry and any visible pipe would be coloured to match the surfaces over which it passes.



Images of entrance point in cellar



Point of entry from
Church Street

- 5.8 It is accepted that any pipework affixed to the exterior of the building has the potential to effect the character of the Listed Building, however, in this case due to the point of entry through the cellar the impact on the Listed Building, neighbouring heritage assets and the setting within the Tewkesbury Conservation Area would be negligible.
- 5.9 As the building is now to be utilised for residential purposes only it is inevitable that some modest impacts would be caused by the provision of utility supplies, however, the route selected is considered to have the least impact upon the building in order to ensure that the installation would not detract from the building's significance.
- 5.10 The significance and special interest of the host property is derived, in part, from its aesthetic, architectural form and surviving historic fabric and layout. Special interest is formed by the building's use and the intrinsic value the property has as part of the group of historic buildings upon Church Street.
- 5.11 The significance of the Conservation Area is largely drawn from its range and quality of historic buildings which collectively denote the area's rich architectural and social history. Due to its location upon Church Street the application building makes a positive contribution to the special interest and significance of the Conservation Area as a whole.
- 5.12 The proposed installation would retain the remaining plan form of the original property and whilst there would be a very minor alteration of the internal fabric this would only be necessary changes that would not substantially undermine the significance of those parts of the building.
- 5.13 The proposed installation would be sympathetic to the residential re-use of the existing building and would preserve its character and special interest.
- 5.14 The visual impact of the proposed works would be relatively localised and as a result the effect would not be harmful to the setting or special interest of the Listed Building nor to the character and appearance of the Conservation Area as a whole.

6.0 PLANNING BALANCE

- 6.1 The harm to the Listed Building is less than substantial and in these circumstances the Framework advises that this harm should be weighed against the public benefit of the proposal including securing its viable use.
- 6.2 Benefits do not always have to be visible or accessible to the public in order to be genuine public benefits. The proposal would fulfil the optimum viable use of the building as a family home which would support its long term conservation for public benefit.

6.3 The public benefit of providing improved utility services thus securing the long term future use of the building as a residential dwelling house would outweigh the limited harm to the asset. The development would also preserve the appearance of the Tewkesbury Conservation Area and would not harm the character and appearance of the locality.

6.4 Paragraph 193 of the NPPF states:

“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”

6.5 In overall terms, the proposal would preserve the special interest of the Listed Building and sustain the character and appearance of the surrounding Conservation Area. This is in accordance with the relevant statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990, national policy set out in the NPPF, Joint Core Strategy policy SD8 and Saved Local Plan policy HEN2.

7.0 CONCLUSIONS

7.1 The proposed development would not be contrary to national, regional or local planning policy and for the above reasons, it is politely requested that the application is approved.

9th April 2021