

Statement of Significance

This statement is in support of a planning application for a single storey games/storage room at the rear of 98 Tower Road North, Warmley this is pulling down a current wooden stable construction..

Heritage Assets and their significance

The site lies within the Warmley Conservation Area, designated in 1995. The Conservation Area, which includes Tower Road North in front of the site, was identified due to the historical importance as the location of the first all encompassing production process of zinc and brass products on one site. The Conservation Area also includes William Champions 18th Century house and gardens. The Conservation Area guidance note produced by the council explains the relative significance of these heritage assets. It specifically mentions Warmly House and its surrounding gardens, along with outbuildings, statues and garden features such as the echo pond and the drained lake. The heritage assets within the conservation area include 9 listed buildings, a registered Historic Garden and a scheduled Ancient Monument. The wider Conservation Area is intended to maintain and conserve the setting of these specific assets. As such, views into and out of the heart conservation area, around the SAM need to be protected.

All the works to achieve the proposed games room would be within the rear garden of 98 Tower Road North, to the west of which lies towards the northern end of the Conservation Area. This includes the historic garden, now public open space, with public access along a footpath close to the rear of the site. Any impact on heritage assets arising from this proposal would be limited to the Historic Garden and the Conservation Area itself, principally along this established public/private boundary, at the end of a long rear garden. The length of the garden establishes a degree of openness and separation in common with the adjoining relatively recent residential development at Summer House Way.

Impact of Heritage Assets

Views of the proposed games from Tower Road are limited by 98 Tower Road North itself and the tall fence that contains the rear garden. The side fence marking the northern boundary allows views in over its 1.6 metre height, providing a largely unhindered visual link between the rear of the property and the Historic Garden and Conservation Area.

Screening in the form of a row of Laurel trees are now in their second year of planting and around 5ft high these will be allowed to grow and will then provide screening from the footpath and provide privacy to the garden of 98 Tower Road North meaning the games room would not be able to be seen from either the footpath or Summer House Way.

Given this high degree of visual connection between the Historic Garden and the rear of 98 Tower Road North, the design of the proposal is required to enhance the existing situation. The proposed games room would harmonize with the facing materials, building style, of the house's rear elevation, in a more appropriate manner than the current stable block that is built with a Asbestos roof and is now rotten and starting to look drab. Our proposal is to clad

the games room in wood so it blends in with its surroundings. The roof will be in the same tile as the house and I believe this will enhance the area's beauty.

Conclusion

In arriving at a relatively simple design of a modest games room that is merely replacing a dilapidated building to 98 Tower Road North, full account has been taken of the site's setting within the conservation area and the impact that would occur on 98 Tower Road North and its garden as part of the Conservation Area, as well as the impact on the Conservation Area as a whole. Views are limited from Tower Road North but not from other parts of the Conservation Area, including the Historic Garden. The screening we have planted will when grown be more appropriate to the Conservation Area and boundary of the Historic Garden.

Overall, the significance of the designated heritage assets has been taken into account, with the greatest significance in this instance being the impact on the Historic Garden and to a lesser extent the Conservation Area itself. The proposal has been designed, in line with paragraph 127 of the NPPF, so as to ensure that any harm that may be considered to occur to the heritage assets from this proposal would not be substantial.