

Heritage Impact Statement

**Land at Laurel House,
Stockton on the Forest**

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1. Heritage Impact Statement requirement

1.1 Planning Authorities are required by Section 72 (1) (2) of the Planning (Listed Buildings and Conservation Areas) Act that in the case of development carried out in Conservation Areas the 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.' Furthermore, paragraph 128 of the National Planning Policy Framework requires that any application affecting a heritage asset – a conservation area being a designated heritage asset - should describe the significance of the heritage asset and the impact of the proposals upon significance.

1.2 This heritage impact statement will consider the impact of the proposed development on the following heritage assets

- Stockton on the Forest Conservation Area, designated 1998
- Following listed buildings:
 - Stockton Grange, listed grade II
 - Elm Tree Farmhouse, listed grade II

1.3 The statement identifies relevant planning policy and assesses the proposed development in the context of such policies and the guidance provided by York City Council Conservation Area Appraisal for Stockton- on-the -Forest

2. Proposal

2.1 This heritage statement accompanies and supports the planning application submitted for the development of one dwelling within an area of land to the north

west of Laurel House, to the north east of Stockton Grange and set behind no. 76 The Village and the Methodist Chapel, The Village

3. Site location

3.1 The site is within the garden area of Laurel House within the village of Stockton on the Forest located approximately 8 miles north east from the City of York

3.2 The main street through the village is known as 'The Village' and the site is positioned to the rear of the Methodist Chapel and no. 76 The Village which are situated on the south side of the thoroughfare.

4. Site Description

4.1 The application site is located off the south side of The Village, the main street running through Stockton on the Forest and within a Conservation Area. This area of the village is characterised by an informal mixture of houses and cottages which primarily address the streetscene.

4.2 Stockton on the Forest is a good example of a linear urban form, the main road, The Village, retains its historic street layout comprising the surviving toft and croft narrow plots running back from the thoroughfare. Dwellings along the street tend to be 2 storey detached period dwellings

4.3 The application site is currently within the extensive domestic curtilage of Laurel House, located to the south east; a modern dwelling granted planning permission in 2010. Access to Laurel house is achieved via a timber gateway flanked by a brick wall, this access would also be utilised for the new development.

4.4 Historically the plot was part of the grounds of Stockton Grange, a grade II listed dwelling house to the south west of the site. A post and rail fence and mature

Laurel hedge give strong definition to the boundary between the land belonging to Stockton Grange and the garden area to Laurel House in which the application site is located

5. Historic context and Heritage assets

Development of Stockton on the Forest

5.1 The village is referenced in the Domesday Book as 'Stockthun' although by the late 14th century its name had changed to 'Stockton on the Moor' and it was only in the 19th century that the current name was introduced. The 'stocks' element of the name is thought to derive from the location of the settlement within the stocks or tree trucks of the surrounding Forest of Galtrees

5.2 Stockton on the Forest has developed as a linear pattern settlement with the historic core of the village presenting as ribbon development along the main street known as 'The Village' in addition to Stockton Hall built circa 1800. The oldest buildings from the 18th century and the village benefits from a wealth of fine 3 bay detached properties built in brick with clay tile or slate roofs on historic building plots derived from the narrow medieval toft and croft system.

5.3 The village remained largely static until the latter part of the 20th century when new development saw the introduction of cul de sacs and infill plots, particularly on the south side of The Village.

5.4 Stockton Grange is sited adjacent to the application site. Listed grade II it was built in 1907 and designed by Walter Brierley, a notable local architect, sometimes referred to as the 'Yorkshire Lutyens'. Constructed in red brick in English bond with a clay tile roof, the house has an 'L' shape plan form centred on the entrance forecourt. The fenestration varies between casement and sash windows which include small panes of various dimensions, and vary in size and height. At the back of the house, a curved course of bricks below the central window reflects the flattened arch above this and most of the other windows. The house has two outbuildings in a similar style

in relative close proximity to the north east. The house has been constructed in the Domestic Revival style, appropriate to its date of construction and the portfolio for which its architect was renowned.

5.5 Elm Tree Farmhouse is sited to the north east of the application site and dates from the mid to late 18th century constructed in brick in Flemish bond. The 2 storey dwelling house is listed grade II and has sash windows and a typical 3 bay frontage with clay pantile roof

6. Planning Policy context

6.1 National Planning Policy Framework - The overarching national guidance is contained within the National Planning Policy Framework. It is considered that the most relevant paragraphs to this application are paragraphs 56, 57, 60 and 61 requiring good design:

- The government attaches great importance to the design of the built environment.
- Good design is a key aspect of sustainable development...and should contribute positively to making places better for people
- It is important to plan positively for the achievement of high quality...design for all development
- It is...proper to seek to promote or reinforce local distinctiveness
- Planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment

and paragraphs 131,132, 135 and 137 conserving and enhancing the historic environment:

- In determining planning applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets, the positive contribution that the conservation of heritage assets can make to sustainable communities and the desirability of new development making a positive contribution to local character and distinctiveness

- When considering the impact of proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, the more important the asset the greater the weight should be.
- The effect of an application on the significance of a non-designated heritage asset should be taken into account when determining applications
- Local planning authorities should look for opportunities for new development within Conservation Areas and within the setting of listed buildings to enhance and better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution or to better reveal the significance of the asset should be treated favourably.

6.2 York City Council Local Plan incorporating 4th set of changes, adopted April 2005- It is considered that the most relevant policies and their fundamental requirements are:

- **GP1 – Design** – development should respect or enhance the local environment. be of a density, layout, scale, mass and design that is compatible with neighbouring buildings, use appropriate building material and ensure that residents living nearby are not unduly affected by overlooking, overshadowing or by overbearing structures
- **HE2 – Development in Historic Locations** – development must respect adjacent buildings and have regards to local scale, proportions, detail and materials. Buildings should be designed with reference to their surroundings. A thorough understanding of the particular historic location will lead to better schemes. Proposals should consider the scale and proportions of existing buildings and structures, building lines and heights, rhythm and vertical/horizontal emphasis within the streetscene. It should take opportunities to improve the character and appearance of the Conservation Area. The layout and form of development should reinforce and create a sense of place and provide environments which offer variety and interest.
- **HE3 – Conservation Areas** – Proposals for development in Conservation Areas should reflect street proportions, for example floor heights and window

sizes and will only be considered if the development preserves and enhances the character and appearance of the Conservation Area.

- **HE4 – Listed Buildings** – Consent will only be granted for development in the immediate vicinity of listed buildings where there is no adverse impact on the character, appearance or setting of the heritage asset.

7. Assessment

7.1 The proposal seeks to develop a single dwelling on land belonging to and to the north west of Laurel House and north east of Stockton Grange. The land is part of the extensive domestic curtilage to Laurel House and such is the spatial separation from the parent dwelling that the development would be read in conjunction with no. 76 The Village and The Methodist Chapel which sit in closer proximity.

7.2 The position of the plot is deliberately related to no. 76 The Village and The Methodist Chapel. This is intentional to establish an appropriate spatial relationship with the established built form and urban grain and to reinforce the separation from the setting of Stockton Grange.

7.3 A natural boundary is suggested by the position of the outbuildings to Stockton Grange which has been recognised and reinforced by the existing boundary treatment. The post and rail fence and established Laurel Hedge and existing entrance and drive to Laurel House sever any meaningful visual link between the Grange and the application site whilst the remaining land to the rear and fore of Stockton Grange provide a generous plot commensurate to the scale and status of the heritage asset.

7.4 Great care has been taken to ensure that an appropriate design approach has been undertaken for the architecture of the new development. The Domestic Revival period saw references to traditional farmhouses and cottages and a move away from polite classical forms. There was a resurgence of the importance of craftsmanship, horizontal emphasis, vernacular materials and decoration including red brick and

clay tiles. Asymmetrical compositions were key, indicating the movement towards designing from the inside out. The new development has embraced this approach signified by its plan form, one and a half storey deep roofscape, hipped dormer windows and horizontal emphasis derived from the fenestration and strong eaves detailing. Brick and plain tiles, sprocketed eaves and timber joinery reinforce the design credentials of the dwelling and are deferential to the architectural significance of Stockton Grange.

7.5 There is a substantial degree of separation of the site and Elms Tree Farmhouse and the presence of the existing mature tree belt to the east of the site and the development to the south and adjacent to the farmhouse will ensure that there will be no adverse impact on the setting of the heritage

7.6 The height and position of the new dwelling to the rear of the Methodist Chapel and no. 76 The Village means that it will effectively be screened from view from the Village and most public realm views. It is considered that this factor in conjunction with the sympathetic design in terms of mass, scale, form and detailing will secure a positive contribution to the character and appearance of the Stockton on the Forest Conservation Area.

7.7 Both Stockton Grange and Laurel House retain a generous plot and the new dwelling is well served for amenity space which allows for a retention of the sense of open space to be retained, integral to the setting of the listed building.

8. Conclusion

8.1 The siting, design, massing and scale of the proposed single dwelling have responded positively to the architectural precedence of Stockton Grange.

8.2 Articulation of elements has broken up the massing of the proposed dwelling and, in conjunction with the one and a half storey approach, has resulted in an organic development which is deliberately subservient to the Stockton Grange, safeguarding it as the primary architecture within the vicinity.

8.3 The historic and visual relationship between the Grange and this parcel of land has already been firmly severed by the introduction of an established boundary along the north east boundary of Stockton Grange and the bisection of the land by the driveway and gateway to Laurel House. The remaining land to Stockton Grange remains generous and it is considered that this land provides an appropriate spatial setting for the heritage asset. Furthermore, Stockton Grange has an intended village setting and therefore, the expected scope of grounds should be considered in this context rather than a rural setting whereby more extensive grounds would be expected.

8.4 The new developments position in relation to the Methodist Chapel and no. 76 the Village reinforces its relationship with this established built context rather than in relation to Stockton Grange, and in this environment the new development is credible in terms of established urban grain and as a consequence the character and appearance of the Conservation Area and the impact on the setting of the listed buildings.

8.5 Therefore, it is considered that this proposal is in accordance with the relevant local policies. The development respects adjacent buildings and has appropriate regard to scale, proportions, detail and materials. It has been designed with reference to its surroundings and enhances the character and appearance of the Conservation Area. It is considered that the proposal will not have an adverse impact on the character, appearance or setting of the heritage asset.

The development is also in accordance with the guidance contained within National Planning Policy Framework with regards to good high quality design and reinforcing local distinctiveness and paragraphs 131, 132, 135 and 137 'conserving and enhancing the historic environment', as the development will sustain the significance of the heritage assets and preserve its setting and the character and appearance of the Conservation Area. Finally, it is considered that this proposal will satisfy the duty of the Local Authority contained within the Planning (Listed Buildings and Conservation Areas) Act 1980

