

10<sup>th</sup> August 2021

REF: 21/0726/FUL

**WYRE FOREST HOUSE  
FINEPOINT WAY  
KIDDERMINSTER  
WORCESTERSHIRE DY11 7WF**

Dear Sirs,

**RE: PLANNING APPLICATION FOR REPLACEMENT DWELLING AT FIR LODGE, BRAKE MILL,  
HAGLEY, WORCESTERSHIRE DY8 2XY**

**HERITAGE STATEMENT 06<sup>th</sup> AUGUST 2021  
FIR LODGE, STAKENBRIDGE LANE, HAGLEY. DY8 2XY  
PREPARED IN SUPPORT OF THE PLANNING APPLICATION NO.  
21/0726/FUL WYRE FOREST DISTRICT COUNCIL**

## **1. BACKGROUND TO THE STATEMENT**

The Applicant has made previous Planning Applications in recent years to Wyre Forest District Council. Such as the one we would like to replicate, which was successful but not been implemented:

- 2017/0358 Complete demolition of the main House and rebuild in a more modern design

Given the above scenario, the Applicant and his Agent were surprised to learn that the Building is considered to be an Historic Asset and was added to the Worcestershire & Worcester City HER in 2010. (Ref No: - WSM 42924 Grid ref. SO889 799 Map Sheet SO87 NE). In particular, the 2017 approval to demolish and rebuild would suggest its historic importance is in doubt.

It is also worth noting that when the original Western Orbital Route was planned through this area, Fir Lodge was one of the many casualties and was purchased by the Department of Transport for subsequent demolition. Fir Lodge subsequently reverted into private ownership in 2000 after the Western Orbital Route was abandoned.

## **2. WYRE FOREST DISTRICT COUNCIL PROTECTING GREEN BELT LAND – PARA 13A AND NPPF SECTION 16 PROPOSALS AFFECTING HERITAGE ASSETS.**

Approximately half of WFDC land lies within the West Midlands Green Belt. Fir Lodge itself lies approximately 0.5KM to the West of West Hagley close to the South Western boundary of the West Midlands Green Belt. Furthermore, Fir Lodge spans the boundary between Bromsgrove District Council (BDC) and Wyre Forest District Council (WFDC) – the main House lies within WFDC and the Swimming Pool in BDC.

The closest large settlement is Hagley which itself forms part of a conservation area designated as such in October 1987. The area is steeped in history and is close to Hagley Hall. Hagley has grown from a small settlement located between two larger towns – Stourbridge and Bromsgrove. The growth of Hagley can be traced back to the arrival of the Oxford, Worcester and Wolverhampton railways, culminating in the erection of a larger station in 1884. Previously the station had been a request stop only. The arrival of the railways meant that Hagley was now within easy reach of Birmingham and the Black Country – two major industrial areas.

Fir Lodge was formerly part of the Brake Mill Barns, most of which remain and are all converted to private dwellings.

Studios 33-34, 10 Hornsey Street, London, N7 8EL  
Tel: 020 7336 8555 Web: [www.bbpartnership.co.uk](http://www.bbpartnership.co.uk)

Directors:  
Manuela Barale BA (Hons) Dip Arch RIBA; Susan Price BA (Hons) Dip Arch RIBA; Stephen Taylor BA (Hons) Dip Arch RIBA; Julian Williams BSc (Hons) BArch RIBA

Reg. No: 3786322 Reg. Office: 7-12 Tavistock Sq, London WC1H 9BQ

### **3. NPPF SECTION 16, PARA 190**

Apart from its physical size, the main dwelling is considered to be quite ordinary - being covered as it is entirely in a rough cast render painted white. There are few clues to its architectural heritage, and indeed there is a mixture of modern white UPVC door and windows. The UPVC windows and doors are considered to be of poor quality and not in keeping with the general style of the property. Some replacement units are leaking quite badly, causing damage to walls and ceilings. Older parts of the building, particularly the North-West corner (Study) show signs of serious damp and mould with growth on the floor, this is probably due to the solid brick construction. As the building is in a poor condition, we are proposing to demolish the existing house.

### **4. SECTION 16, PARA 193**

The main objective of this proposal is to continue the conservation and this asset so that it may continue to serve as a family home. The Applicant has maintained the property and extensive grounds (17 acres) to a very high standard employing a full-time Groundsman and part time Housekeeper.

Although the property is still habitable, it is showing signs of poor conditions and with a mixture of inappropriate modern styles. Therefore, the proposal to replace the existing house with a contemporary style would not only bring more quality to the habitants but also a more uniform style that would reflect the surroundings.

The property has evolved into its existing layout at the hands of previous owners, with a lack of uniformity of style and surroundings character. If the proposal is successful, the Applicant has expressed an interest in ensuring the property presents one distinct style. The style chosen would be representative of a contemporary/traditional style taking advantage of high-quality metal frames manufactured by the Crittall company.

The existing property has proven to be very expensive to run, especially with respect to heating. Therefore, one major element included in the new proposal would be to insulate as much as possible in line with the latest Building Regulations standards. Additionally, the proposal at the Building Regulations submission stage, will be to include the most modern heat source pump system. An appropriate position on the plot will be chosen and all landscaping features reinstated and improved.

### **5. NPPF SECTION 15 – CONSERVING AND ENHANCING THE NATURAL ENVIRONMENT**

The Swimming Pool lies right next to the boundary of the Brake Mill Plantation situated at the top of the hillside, approximately 30 metres from the main House. The Swimming Pool is almost entirely surrounded by a mixture of various tree species. This setting is a particularly attractive part of the site and surrounding area.

The building is completely self-contained but is showing signs of serious deterioration. This is not a result of any neglect, but rather because of its proximity to the many trees which surround it. The canopy of some of the trees overhangs the ridge of the shallow-pitched roof. Falling branches and foliage has resulted in structural damage to the extent that re-roofing is considered necessary as a matter of urgency. The Applicant has resisted encouragement from a Maintenance Team to trim, or even remove, some of the trees. The proposal is to demolish the existing swimming pool and rebuild on the exact footprint of existing, with the change from pitch roof to flat roof. This would decrease the volume for this structure. The building would remain dwarfed by the tree canopy another 6/7 metres higher and sit well below the overall height of the main house. The swimming pool and the house are barely visible from the public highway in winter and in summer are shielded by tree cover.

## 6. SUMMARY TO SUPPORT THE PROPOSED SCHEME IN FAVOUR OF THE PREVIOUS TWO APPROVED

The proposal is a replica of the last approved application (REF: 2017/0358) to demolish the existing house and pool to rebuild, with the main difference being the added pitched roof in order to stay more in character with the surroundings and existing house.

By accepting this proposal, there will be no increase in volume in comparison to the existing house and swimming pool but will give a more uniform style and better quality not only for the owners but also better aesthetic quality to the area.

Please refer to the below table for Volume Comparisons.

EXISTING		PROPOSED	
House	2350 m <sup>3</sup>	House	2617.40 m <sup>3</sup>
Pool	920.00 m <sup>3</sup>	Pool	651.80 m <sup>3</sup>
<b>GRAND TOTAL</b>	<b>3270.0 M<sup>3</sup></b>	<b>GRAND TOTAL</b>	<b>3269.2 M<sup>3</sup></b>
		<b>TOTAL DIFFERENCE</b>	<b>-0.8 M<sup>3</sup></b>

I trust the above is clear, but if you have any queries, please contact me.

Yours sincerely

Celina Silva  
(For and on behalf of BB Partnership Ltd)