

# Heritage Statement

47 The Burgage is Grade II listed and is situated within the Prestbury Conservation Area.

## **Prestbury Conservation Area**

The following summary is extracted from the Prestbury Conservation Area Character Appraisal and Management Plan (June 2009).

### Summary of special interest

1.13 Prestbury Conservation Area is special because:

a) The area has retained its distinctive village character and qualities through the visual dominance of historically and architecturally important buildings, the retention of their attractive historic settings and the retention of many of the historic plot boundaries;

b) The Conservation Area has a diverse mix of building type, style, age and function, with the retention of several agricultural structures. This adds to the special interest of the Conservation Area through the architectural variety of buildings, their details and materials, their relationships to each other, as well as the various uses of buildings and land;

c) Prestbury has two distinct urban grains. A fine grained format exists in the High Street and on burgage plots in The Burgage itself. However, around St. Mary's Church there is a marked contrast with a much looser urban grain in evidence;

d) Mature tree growth, extensive open spaces and historic buildings positioned in large plots, all contribute to a sense of space in parts of the Conservation Area;

e) Cotswold stone walls form a distinct

## **Grade II Listing**

The List entry (1153292) for the property from Historic England is as follows, which describes the historic components of the building.

Detached house. C18-early C19 with later extension brick and coursed squared and dressed limestone. Slate roof, shafts of stacks restored in red brick. Rectangular main body extended back at rear. C20 extension rear left not of special interest. Two storeys and attic. Symmetrical 2-windowed facade lit by 12-pane sashes. Upper floor sashes with horns and simple C20 wrought-iron railings. Three C20 three-light raking dormers to attic. C20 flat-roofed porch with cast-iron columns at each corner and central fielded 6-panel door (probably re-used) within a fluted surround. Late C19 wrought-iron lean-to conservatory at rear. Mansard roof. Projecting stack at left gable end. Right gable end stack.

## **Background to the Proposals**

We bought the property around a year ago. There are elements of the building that have not been properly maintained. We are prioritising the areas in most urgent need of repair.

## **Reasoning for the Proposals**

The first floor sash windows have been inspected by experts The Sash Window Service Ltd who have reported:

These are modern windows that are failing catastrophically; they have little historic value (except in shape and location which would be reproduced) and their failure is threatening other parts of the fabric.

Replacement of the windows and sills is therefore recommended.

## **The Proposed Works**

Replacement single glazed sashes: New windows would be made of hardwood and be copies of what is existing.

Sills: A full traditional sill replacement using Sapele (hardwood) for the main sill section and preserved softwoods for the linings.