



Oak House 2 Woodside Drive Little Aston Sutton Coldfield
West Midlands B74 3BB

**HG DESIGN LIMITED DESIGN AND HERITAGE IMPACT ASSESSMENT STATEMENT: OAK HOUSE 2
WOODSIDE DRIVE LITTLE ASTON SUTTON COLDFIELD WEST MIDLANDS**

1 – INTRODUCTION:

Para 189 of the revised National Planning Policy Framework, published in July 2018, requires that applicants for planning permission to describe the significance of any heritage assets affected by the proposal, including any contribution made by their setting, and that the level of detail should be proportionate to the assets, importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

This report relates to a proposal for extensions and alterations to the house Oak House 2 Wooside Drive Little Aston Estate. These comprise of a single storey rear extension and increasing the height of the existing side structure to incorporate the property with the main dwelling, also a complete refurbishment and redesign of the appearance of the property to resemble an Arts and craft property, which planning permission will be required.

The heritage asset affected by the proposal is Little Aston Conservation Area, which was designated by Lichfield District Council on the 26th October 1999. There are no listed buildings within the vicinity of the site.

2 – THE SITE AND SURROUNDINGS:

The site lies within Little Aston, which developed from the grounds of the Little Aston Hall Estate. Little Aston Hall was constructed around 1730. In 1925 the estate was broken up, the hall sold at auction in one lot with 118 acres and the remaining land, some 1300 acres, sold piecemeal. Since 1907, plots had been sold with the restriction that no house of less than £1000 in value should be built on it.

The application site lies in the area characterised by large detached properties set from the road frontage within landscape grounds. The properties in Woodside Drive, including the application site are typical examples of this characteristic.

3-THE CONSERVATION ASSET AND ITS IMPLICATIONS FOR DEVELOPMENT:

The Little Aston Conservation Area Character Appraisal: carried out by Lichfield District Council.

“Little Aston’s physical character is derived from its origins as the woodland parkland of the Little Aston estate. The streetscape of the area is characterised by great expanses of rhododendron trees lining Walsall Rd and Woodside Drive and its arterial lanes. The planting forms barriers between the land and the diverse mix of 19th and 20th Century architectural styles which underpins the impressive landscape provided by Little Aston.



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Where there are breaks in the planting, vistas are revealed of buildings, predominantly large two storey houses, lining both sides of the lands and getting grander in scale the closer they are to Beech Gate. The predominant spatial character of little Aston is the individual detached buildings set in large green plots.

Indeed, the landscape setting is one of the predominant characteristics of the area. Little Aston has a leafy ambience which is an attraction to many prospective house buyers and contributes towards the extraordinary and striking landscape of the area.

Section 6 of the Character Appraisal confirms that the mature woodland setting of the area, remnants of the Little Aston estate parkland, is one of the principle reasons for designating the conservation area.

Section 7 of the Character Appraisal deals with the opportunities and constraints. This states that *the area is under pressure from back land development, infill development and amalgamation of plots, 7.1 Para 7.3 continues that importance individual trees, groups of trees and open green spaces should be retained.*

Para 7.3 and 7.5 state that:

Appropriate, high quality materials should be used when extending/developing within the conservation area, such as but not exclusively, clay tile rather than concrete, painted timber windows rather than plastic, metal or resin rainwater goods and appropriate types of local brick.

Attention should be paid to the individual design quality, which is the strength and purpose of the conservation area, and the context of new development, not least when proposing to extend or alter an existing dwelling.

4-HERITAGE ASSESSMENT REQUIREMENTS:

In relation to buildings or land within the Conservation Areas, section 72 of the Planning (listed Buildings and Conservation Areas) Act 1990 requires that *special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.*

The development plan comprises the Lichfield District Local Plan Strategy 2015 and saved policies from the 1998 Lichfield District Local Plan. The Lichfield Local Plan proposed allocations 2008-2029 document is now at an advanced stage of preparation, undergoing examination by an inspector appointed by the Secretary of state. In accordance with para 48 of the **NPPF** significant weight can therefore be attached to this document.

LPS core policy 14, Our Built & Historic Environment States:



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The District council will protect and improve the built environment and have special regards to the conservation and enhancement of the historic environment through positive action and partnership working. The historic environment contributes to sustainable communities, including economic vitality and new development must make a positive contribution to the historic environments local distinctiveness.

The significance of designated heritage assets including nationally protected listed buildings and their settings, ancient monuments, archaeological sites and conservation areas and their settings, will be conserved and enhanced and given the highest level of protection.

In conservation areas, Core Policy 1 States:

The built form will be protected and enhanced and there be no net loss of trees, which physical improvements to conservation areas linked to the objectives contained within conservation area appraisals and their management plans where appropriate.

LPPA Policy BE2 states repeats the requirements of s72 and the requirements for a Heritage Statement which includes an assessment of its significance and an assessment of the impact of the proposals on the significance. It further confirms that *the loss of, or harm to, a heritage asset will only be permitted where it can be demonstrated that the ensuring harm and loss of significance of the heritage asset is necessary to achieve public benefits that outweigh the harm or loss in accordance with the NPPF.*

NPPF para 189 requires applicants to describe the significance of any heritage assets affected by a development proposal, including any contributions made by their setting. It requires that: *The level of detail should be proportionate to the assets importance and no more than is sufficient to understand the potential impact of the proposal on their significance.*

And that:

As a minimum the relevant historic environment record should have been consulted and the heritage assessed using appropriate expertise where necessary.

NPPF para 195 states that where a proposed development will lead to substantial harm or total loss of significance of a designated heritage asset, local planning authorities should be refuse consent, unless it can be demonstrated that substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss. NPPF para 196 substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

Significance in terms of heritage policy is defined in the Glossary of the National Planning Policy Framework as:

The value of a heritage asset to this and future generations because of its heritage interest. That interest maybe archaeological, architectural, artistic or historic. Significance derives not only from a heritage assets physical presence, but also from its setting.



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Planning Policy Guidance explains that significance is important in decision taking because:

Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals (para 009 reference ID: 18a-009-20140306)

Guidance explains that the assessments of substantial harm will be a judgment for decision taker, having regard to the circumstances of the case, confirming:

In general terms substantial harm is a high test, so it may not arise in many cases.

And that:

It is the degree of harm to the assets significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development, within its setting. Para: 017 reference ID: 18a-017-20140306.

5-EFFECTS OF THE PROPOSAL:

As mentioned in the above notes the two issues are:

The effect of the proposed on the landscape setting of the building and the wider conservation area.

Design quality and materials

The Character of the proposal shows that the extension to the rear will have a limited effect and the single storey side rear extension to the conservation area. The overall face lift and the re-design of the Arts and Craft property will clearly enhance the conservation area providing more architectural features of high quality family housing to the Little Aston Estate. The scheme will have no adverse effects on any existing trees to the property and that all mature trees to the property will be retained and will be protected during the time of construction.

Furthermore, the submitted drawings show the proposal to be an appropriate design, with high quality materials to a high standard of design. I consider the proposal will therefore have greater enhancement to the property and to the estate providing a quality property for modern day living, and meet the requirements of policy and legislation to preserve and enhance the character and appearance of the conservation area.

Overall strategy: by taking into consideration good quality design, ensuring that the buildings are constructed using quality materials and is appropriate in its locality, giving consideration to conserving the environment and enhanced where possible which meets the needs of the district, ensuring that the under used land is maximised.



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“Build on local Character” To ensure that new developments are successfully assimilated into their local context in terms of architectural design, layout and dwelling mix.

To improve the quality of the environment.

The need to recognise the key relationship between environmental quality and the levels of economic activity.

To preserve and enhance the areas architectural and historic heritage.

To reduce energy use and increase energy efficiency.

The proposed development has no adverse effect on the safety and efficient use of the highways.

The development will not have any adverse environmental impact.

6 CONCLUSION:

Consideration of the proposal in respect of heritage issues described, shows the proposal to be entirely appropriate, having no effects on trees, nor the characterization of the area as being that of large detached properties within a mature landscaped setting.

The proposals will meet the requirements of Section 66 and 72 of the Listed Buildings Act 1990. The proposed development compliments and will enhance the character and quality of the surrounding area. It is in accordance with the requirements of the development plan and all other material considerations, and can therefore be supported.

7 DRAWINGS SUBMITTED IN THE APPLICATION:

Refer to drawings, proposed floor plans and elevations, site plan and location plan.

- HGD-22-02-1.1 - EXISTING FLOOR PLANS & ELEVATIONS
- HGD-22-02-1.2 - PROPOSED SITE PLAN
- HGD-22-02-1.3 - PROPOSED FLOOR PLANS & ELEVATIONS
- HGD-22-02-1.4 - PROPOSED ELEVATIONS



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APPENDIX – A

EXISTING SITE PHOTOGRAPHS





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