

The Grove House, High Sreet, Malpas, SY14 8PR

Heritage Statement with Combined Design & Access Statement



ARH Architectural Design is the trading name of Saxty Hewitt & Associates
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1.0 Introduction

This report supports a planning application at The Grove House in Malpas, and has been produced as an explanatory supplement to the following submitted drawings:

SHA110/00	Site Location Plan
SHA110/01	Existing and Proposed Site Plans
SHA110/02	Existing Floor Plans
SHA110/03	Existing Elevations
SHA110/04	Proposed Floor Plans
SHA110/05	Proposed Elevations

2.0 The Proposal

The principle of the proposal is to:

- Replace the existing outdated, part plastic and part cement corrugated mono-pitched roofed carport and store with a slate roofed oak framed three bay unit; and
- Upgrade the existing rear garden room which has become a store by replacing the brick pillars with oak and removing the doors and windows to create a new, more usable area all year round. The roof remains unaltered.

3.0 The Application Site

In accordance with paragraph 128 of the NPPF, this Heritage Statement is submitted on account of the application site being located within a designated conservation area. It is combined with a Design and Access Statement to further support the application.

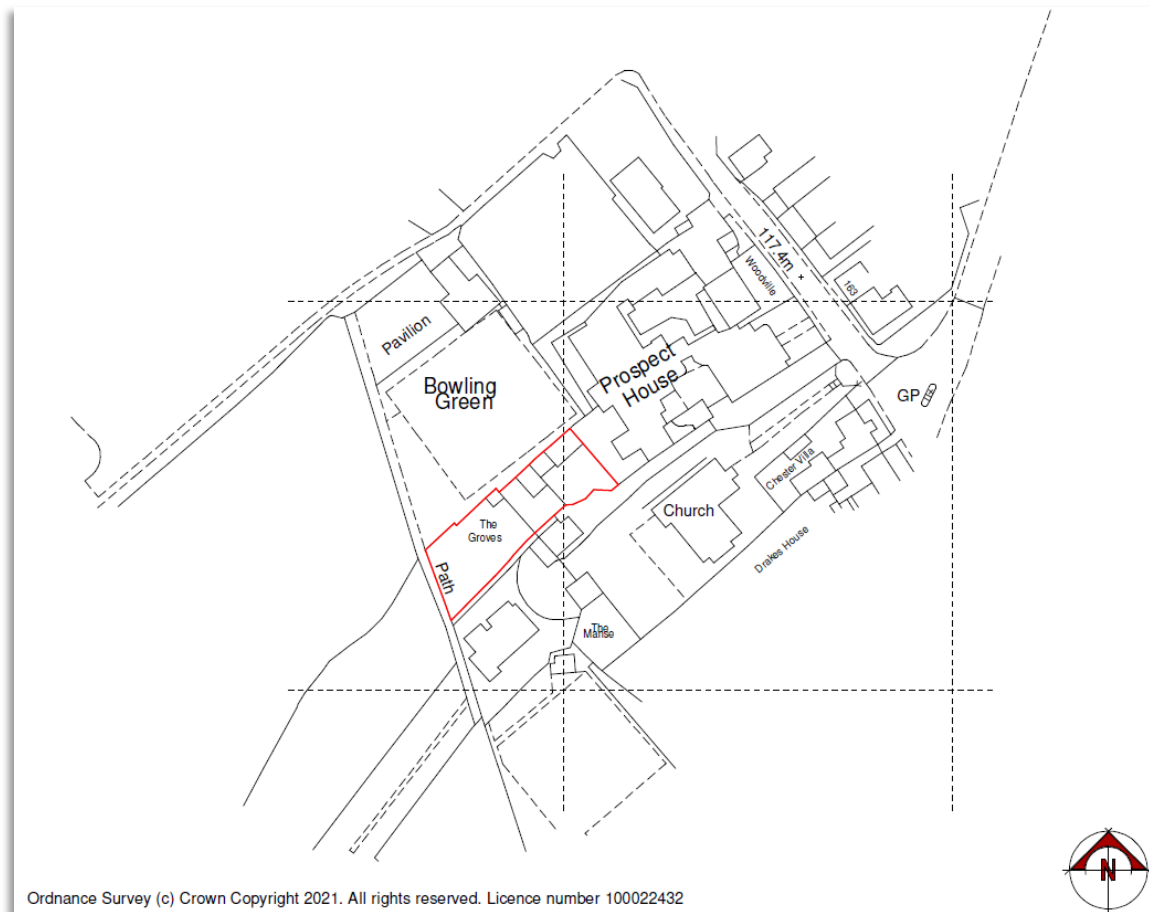
There is a requirement to submit a Heritage Statement with every application for planning permission within a conservation area as a result of Statutory Instrument 2008 No. 550 (which came into force on 6th April 2008). Town & Country Planning (General Development Procedure) Order 1995.

Historic England's publication "Conservation Principles" (2008) has been read alongside the preparation of this document to follow in assessment of significance (evidential, historic, aesthetic and communal).

4.0 Site Description

The existing house is a traditional red brick under slate, imposing three storey period property which is not listed.

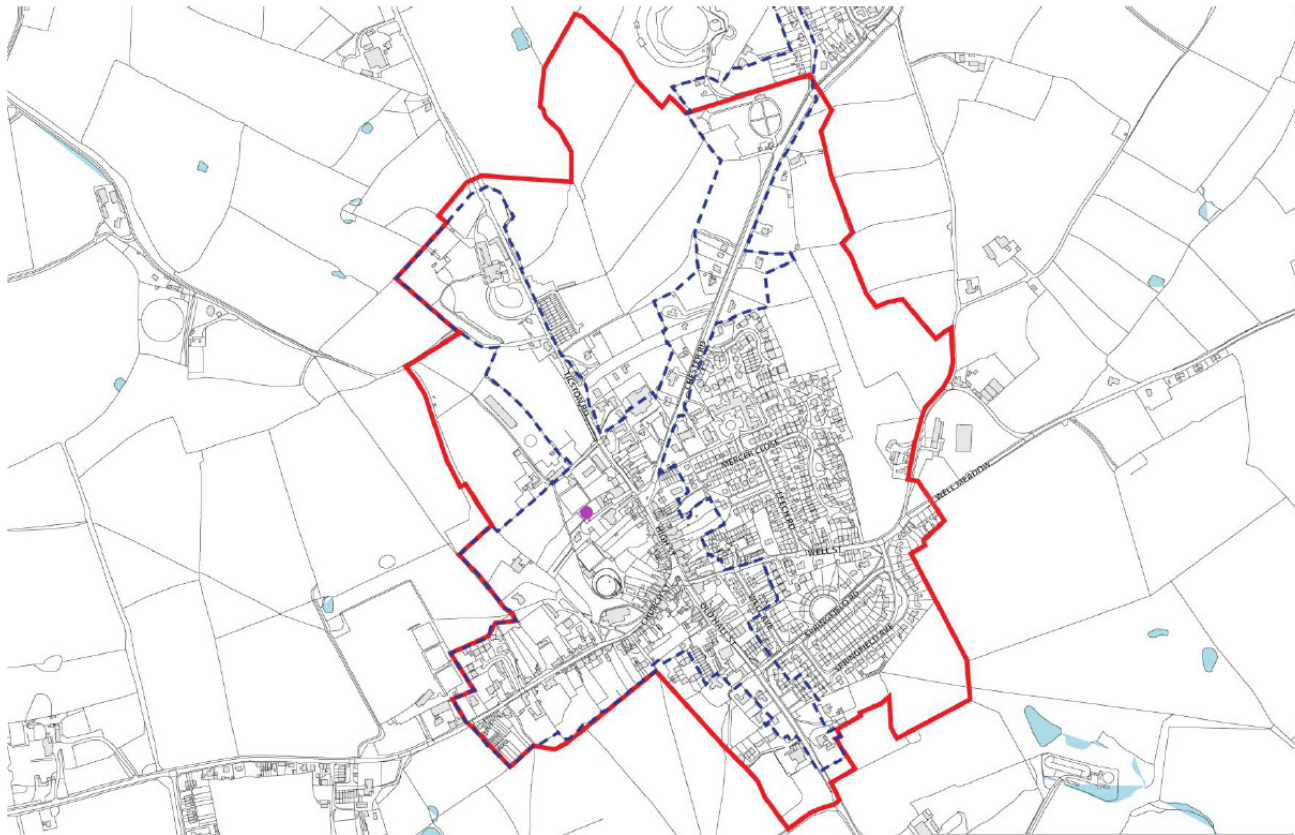
It is situated just off the high street in the conservation area of the village of Malpas in Cheshire, and falling under the jurisdiction of Cheshire West and Chester Council.



5.0 The Nature of the Asset

Malpas village includes a Conservation Area which focuses on the historic parts of the village and, therefore, does not include the post-war housing estates (i.e. Well Farm Estate and Springfield Estate) which today form a large part of Malpas but do not play a significant role in defining its character.

The Grove House is located to the west of the Conservation area, hiding behind Prospect House nursing home. It is reached via a private access and has tall brick perimeter walls which obscure it from view. It is shown by the purple spot below, and the blue dashed line on the map denotes the Conservation Area boundary.



Guidance from the Chester West and Chester Local Plan (Part 2), Policy DM46 for development in Conservation Areas has been followed:

Policy DM 46

In line with Local Plan (Part One) policy [ENV 5](#), development within or affecting the setting of conservation areas, as identified on the policies map, will be expected to pay special attention to the desirability of preserving or enhancing the character or appearance of that area, taking account of the significance of heritage assets.

Where applicable, development proposals should take into consideration:

1. topography, landscape setting and natural features;
2. existing townscapes, local landmarks, views and skylines;
3. the architecture of surrounding buildings;
4. the quality and nature of materials, both traditional and modern;
5. the established layout and spatial character of building plots, the existing alignments and widths of historic routes and street hierarchy (where physically and historically evident);
6. the contribution that open areas make to the special character and appearance of the conservation area;
7. the scale, height, bulk and massing of adjacent townscape;
8. architectural, historical and archaeological features and their settings;
9. the need to retain historic boundary and surface treatments;
10. the local dominant building materials, the building typology that best reflects the special character and appearance of the area and features and detailing; and
11. minimising and mitigating the loss of hedgerows, trees and other landscape features.

- ✓ 12 The proposal does not involve the demolition of any non-listed buildings which make a positive contribution to the character or appearance of the conservation area as the proposed works are to a modern carport to the front, and a garden room/store at the rear;
- ✓ 13 There are no building works or structures proposed which are unsympathetic in design, scale, mass or use of materials as the footprint remains the same at the front and works to the rear are to provide an undercover garden area utilising the existing roof, both using subdued materials to blend in;
- ✓ 14 Therefore, there are also no proposed alterations which are unsympathetic in design, scale, mass or use of materials; and
- ✓ 15 There are no new structures which will obstruct important views within, or views in or out of the conservation area owing to the site's concealed location.

6.0 The Impact on the Asset, and the Principle of the Development

6.1 Use

The principle of the proposal is to provide a replacement carport and store to the front and an improved covered outdoor garden seating area to the rear, in place of the existing rear garden room which has become a store, in order to create a new, more usable area all year round.

The proposed renovations are sympathetic to that which remains of the original character of the property whilst upgrading the outdated carport to the front; and offering practical, and much needed, outdoor space to the rear, for use in the unpredictable British climate.

Both existing structures are later additions and have become somewhat outdated in their construction.

The new replacement structures will, therefore, be built using current building materials and techniques to provide better structural performance together with a more attractive appearance.

6.2 Amount

The amount planned has taken into account how much development would be appropriate, and the proportions have been considered in relation to the existing structures on site which are simply to be improved and upgraded.

6.3 Layout

The layout provides for a replacement carport and store to the front, and upgraded covered seating and recreational garden area to the rear.

6.4 Scale

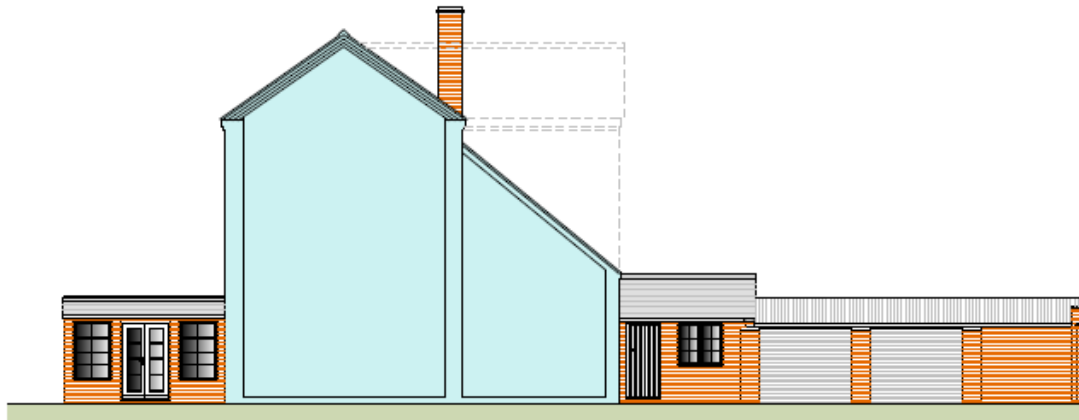
The scheme as a whole is small in scale and only the carport roof will be slightly higher and visible from the bowling green where they currently look onto the perimeter wall which remains unaltered.

The proposal does not overlook, overbear, or cause a loss of sunlight, daylight or outlook to any neighbouring properties and the proposed works are not visible from a public vantage point.

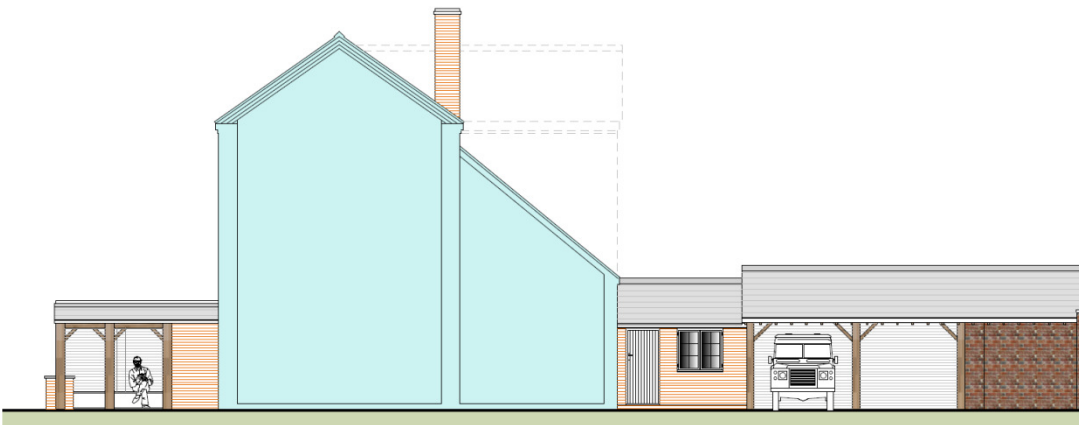
6.5 Appearance

The new carport roof will be dual pitched and sloping away from the Bowling Green such that the approximate 330 mm increase will be negligible, if not an aesthetic improvement on the existing part corrugated plastic and part corrugated cement monopitch roof.

The new garden shelter will have a brick return and oak posts supporting an existing roof which is below the height of the existing perimeter wall.



Existing South East (Side) Elevation



Proposed South East (Side) Elevation

7.0 Access

The existing access arrangements are unaffected by the proposals.

New timber electric security gates are to be installed at the entrance, and an electric vehicle charging point is to be installed inside the carport.

8.0 Landscaping

It is proposed to replace the existing modern brick setts on the front courtyard with gravel and to put new granite setts at the entrance to prevent any overspill onto the shared side access.

9.0 Drainage

As the existing structures are to be replaced, no additional surface run off will be created.

10.0 Conclusions

- There is no negative impact on the settings of listed buildings or the surrounding historic environment;
- The street scene is not affected as the property is accessed from a private side entrance and cannot be seen from a public vantage point;
- The visual impact on the setting of the Conservation Area is not affected as the renovations are concealed from the public vantage point; and
- The visual amenity of the neighbouring residents is not affected in any way as the new carport and garden room will be visually more appealing and in the same positions as the existing carport and garden room/store.