

Heritage Statement to support planning application for Goshen, The Square, Elford, B79 9DB

Goshen is a four-bedroom detached property, built in the late 1970's, set on a small private drive off The Square in Elford. The drive is shared with four smaller cottages across the way and next door and also the Drey House at the end of the driveway.

The rear boundary is shared with Courtyard Cottage, a detached property of around ten years old of brick construction with a tiled roof and also the back brick wall of The Old Coach House, a barn conversion of a similar age, again of brick and tile construction

Goshen is a brick-built property which has been rendered and painted to give it a traditional feel, in keeping with some other properties on The Square. The roof is tiled.

Assessment of the undesignated heritage asset

Goshen is an attractive family house which like the rest of Elford matches some of the surrounding properties in its appearance and finish while contrasting and blending in with others

The development of the property is to the rear of the property and comprises building a single storey structure approximately 1.25m deep by 2.78m wide. The existing back door frame (door and side windows) has been moved approximately 1.7m from its original position to sit in the new structure.

The walls of the new structure are rendered and painted to match the rest of the property. The flat roof has been covered in fibre-glass and painted with a grey roofing compound to match the hue of the tiles on the rest of the property. There is a roof lantern which is framed in powder coated grey aluminium, again to match the hue of the rest of the roof.

The new development is at the rear of the property. It is not visible to any of the other properties on The Square or the private driveway. The Old Coach house is the nearest property to the development but that has no windows overlooking the rear of Goshen and so the development is again not visible to it. Courtyard Cottage has a 2m brick wall between the development and itself and so the development is not visible from any of the downstairs. There are three dormer windows upstairs in Courtyard Cottage. Two of the windows cannot see the development as there is a mature tree blocking the view and the third can only just see the development from the corner of the window.

When the development was planned, we were unaware that the property had already been extended in that area. It was only when the planning enforcement officer contacted us over the matter that we became aware of our error. Obviously, we wanted to correct this error and the planning office have been very helpful in their advice and time to assist us in putting things right

Assessment of the impact of the development on the asset

The small size of the development and the lack of visibility to any of the surrounding properties and the use of sympathetic materials and finishes mean that the impact of the development on the conservation area is absolutely minimal.

A search of the Historic Environment Record has revealed no designated or undesignated assets on the site (See copy of email received 17th Aug 2022 below)

Dear Mr Robertson,

Thank you for placing an online order and payment for a Historic Environment Record (HER) property check for: **Goshen, The Square, Elford, B79 9DB** and I apologise for the slight delay in getting back to you.

I can confirm that there are currently no known designated or undesignated heritage assets within your site boundary (highlighted in orange on the attached map). There are, however, several Listed Buildings and further undesignated heritage assets within the immediate surrounding area and I have therefore attached a map extract from the HER showing the location of these for information. Each is labelled with a unique reference number (e.g. MST9212) and more information on these can be found in the corresponding entry in the HER Monument report, also attached. I have also included copies of the Listed Building entries for information. The Listed Building report includes hyper-links to the official designation entries on Historic England's National Heritage List for England website.

Your site also lies within the Elford Conservation Area (as designated by Lichfield District Council). The extent of the Conservation Area is outlined in brown on the attached HER map and I have provided a summary for information. More detail about the Conservation Area can be found in the Conservation Area Appraisal available on Lichfield District Council's website here: <https://www.lichfielddc.gov.uk/conservation-listed-buildings/conservation-areas/6>

Should you have any queries regarding the above information please do not hesitate to contact me.

Kind regards

Suzy



Suzy Blake | Historic Environment Records Officer
Rural County
Fourth Floor, Staffordshire Place 1
Tipping Street, Stafford, ST16 2LP

