

Heritage Statement

Extension and Alterations
The Stables
Weston Under Redcastle
Nr Wem
SY4 5UX

Planning Ref: 22/04399/FUL
Our Ref: 22/2315

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Introduction

This Heritage statement has been prepared in support of a householder in a conservation area application for a proposed link and internal alterations at The Stables, Weston Under Redcastle, Shrewsbury, SY4 5UX on behalf of Mrs G Chesters.

The Stables is not listed but is within the Weston Under Redcastle Conservation Area.

Description and Location of the Site

The Stables, Weston under Redcastle, Shrewsbury, SY4 5UX, is located within the village of Weston Under Redcastle, 6 miles East of Wem under the Southwest edge of the Hawkstone Ridge.

The property is situated within the Weston Under Redcastle Conservation Area and located off an unnamed road which leads to Hawkstone Park and the Golf Club.

The site is surrounded on 3 sides by residential development and arable fields to the North. Weston is not identified as a Community Hub or Cluster within the SAMDev and is therefore part of the open countryside.

Concept

The Stables was likely to of originally been built in association with Vandas, the period painted property to the South, this property is not listed but considered a non-designated asset.

Heritage Statement

Heritage assets constitutes a property:-

- Pre-date 1950
- Comprises of traditional materials and building methods
- Are of permanent and substantial construction
- Are of local significance and add value to the landscape

The Stables is not listed but is considered to be a non-designated asset.

Non-designated heritage assets include structures, features or deposits with archaeological interest, historic buildings, historic farmsteads and the historic character of the landscape as expressed in the patterns of fields, woods and the locally distinctive character or settlements. The latter includes locally derived building materials and the distinctive forms, details and design of buildings.

The purpose of this Heritage Statement is to consider the proposals against the policy context outlined below and is not concerned with any other planning issues.

This Heritage Statement has three primary aims

- To describe and assess the significance of any heritage (non-designated) assets that will be affected by the development proposal, including any contribution to that significance made by the assets setting.
- To assess the potential impact upon and any resultant harm to the significance of non-designated heritage assets that may arise from the development.
- To identify any opportunity for the development proposal to positively enhance the significance of a non-designated heritage asset.

Significance

Current national policy guidance relating to the protection and enhancement of the Historic Environment is contained within the National Planning Policy Framework (NPPF). The purpose of this assessment is to:

“...describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposed on their significance. The NPPF, as a general rule, “recommends approval of development unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.”

Significance is defined within the glossary of the NPPF, Annex 2: Glossary, National Planning Policy Framework, Department of Communities and Local Government, 2012 as:

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

The application site is located within the Conservation Area, therefore due regard to the following local and national policies, guidance and legislation is required to be demonstrated in terms of historic environment matters: CS6 Sustainable Design and Development and CS17 Environmental Networks of the Shropshire Core Strategy, Policies MD2 and MD13 of the SAMDev component of the Local Plan, the NPPF and Historic England Guidance (including Historic Environment Good Practice Advice Planning Note:3 The Setting of Heritage Assets). Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 is also relevant in terms of the extent to which this proposal will preserve and enhance the character or appearance of the Conservation Area. In this case the property would comprise a non-designated heritage asset where taking account of the policies MD13 and NPPF paragraph 197 is also relevant.

The stables is in Area 3 of the Weston Under Redcastle Conservation Area.

Extract taken from the appraisal, Area 3:

“The road leading to Hawkstone Park Hotel makes up this area. There is a wide variety of building styles and the majority of which are of one storey and sit back concealed from the road. A mix of hedging and walling line the road and views are limited due to this. A large, rendered property sits back from the road and is behind modern railings. The timber framed Smithy Cottage dominate the roadside as you head further towards the C18th Hawkstone Park Hotel”

Although not listed The Stables and its outbuilding are considered to be non-designated assets.

The building has been rendered and it is unlikely that any of the external features are original.

Listed Building Within the Vicinity

The Smithy – Located 80 metres to the Northeast

SJ 5628-5728 REDCASTLE C.P.

17/197 Smithy Cottage
- (formerly listed
28.10.60 as The Smithy)
- II

Shown on O.S. map as The Smithy.

Farmhouse, latterly divided into 2 cottages, now one dwelling. Early C17 with later additions and alterations. Timber framed with painted brick infill; painted brick and rubblestone additions; slate and plain tile roof. Baffle-entry plan of 4 framed bays. One storey and attic. Framing: irregular square and rectangular panels, 2 from cill to wall-plate and with small V-struts from collar to right gable end. Three late C19 casements to ground floor, one to left and 2 to right of central C20 diagonally boarded door. Timber framed gabled eaves dormers directly above left and centre casements have C19 carved bargeboards and windows. Large stack immediately behind ridge directly to left of entrance has late C20 yellow brick top. Mid-C19 two-storey gabled rubblestone addition to rear on left and late C20 flat-roofed brick extension to rear on right, latter not of special architectural interest. Interior: chamfered cross beam with exposed joists (mainly renewed) to left ground-floor room, chamfered cross beam and joists to middle room and heavy joists to right room. Massive stack has infilled inglenook fireplace to left room. Plank and muntin door with pointed strap hinges in right room leads to oak winder staircase with circular newel. Original oak floor boards and several C17 plank doors to first floor. Collar and tie beam roof in 4 bays with staggered single purlins.

The Royal Oak – Located 126 metres to the Southeast

SJ 5628-5728 REDCASTLE C.P.

17/191 The Royal Oak

-

28.10.60

GV II

Farmhouse, latterly inn, now house. Late C16 or early C17 with later additions and alterations. Timber framed with painted brick infill; slate roof. Hall range apparently of 2½ framed bays with flush single-bay gabled cross-wing to right. One storey and attic to hall range, 2 storeys to cross-wing. Framing: irregular square and rectangular panels, 3 from cill to wall-plate, with short straight tensions braces, partly rebuilt in brick and painted black and white in imitation; massive projecting single-purlin ends to cross-wing with V-struts from collar and C19 cusped bargeboards. Late C20 casement fenestration, 2 to hall range and one on each floor to cross-wing, that on first floor in C19 bracketed window surround; 2 late C19 gabled eaves dormers with cusped bargeboards and C20 windows to left and right of hall range. C19 boarded door under contemporary gabled hood to far right of hall range. Prominent red brick ridge stack to centre of hall range and integral lateral stack to front right corner of cross-wing. Interior: inspection not possible at time of resurvey (March 1986) but right ground-floor room of hall range noted as having chamfered spine beam and heavy joists; inglenook fireplace with chamfered wooden lintel.

Vendas (formerly known as The Cottage) is not listed but considered a non-designated asset.

Vandas is an elegant period house, located to the South of The Stables. It is suspected that the stables would have been built in association with this property. This property is clearly marked on the early maps. Weston Under Redcastle Conservation Appraisal states Vandas is an important non listed building.

Setting

Setting is defined within the NPPF annex 2: Glossary, National Planning Policy Framework, Department for Communities and Local Government, February 2019, as:

“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make the ability to appreciate that significance or may be neutral.”

Historic England guidance adds to the understanding of setting by stating:

“The setting itself is not designated. Every heritage asset, whether designated or not has a setting. Its importance and therefore the degree of protection it is offered in planning decisions, depends entirely on the contribution it makes to the significance of the heritage asset or its appreciation.”

In assessing the property:

- The Stables was constructed in association with The Cottage (now known as Vandas).
- The site is within the Weston Under Redcastle Conservation Area
- The setting is within the village envelope but is set back from the public road and unseen from the public within the Conservation Area of any heritage asset.
- There is no change to the tree cover arrangement
- There is no greater burden to the existing artificial lighting layout being minimal for the access and security of entrances.
- The landscaping setting will absorb the proposals with little consequence.
- The impact on non-visual elements to the setting and character of the non-designated heritage asset such as remoteness, historical past, cultural identity, and sense of place does not change
- The impact on non-visual elements of the proposals such as noise and smell does not change.
- It is considered that the proposal would not adversely impact on the character and setting of the Conservation Area and would comply with Policies CS6 and CS17 of the Core Strategy and Policies MD2 and MD13 of the SAMDev.

Harm

The NPPF effectively identifies two distinct levels of harm that may be caused to heritage assets, substantial and less than substantial (these are not explicitly defined).

“Substantial harm is considered to be serious to the significance of the heritage asset, e.g. the total or partial loss of a designated heritage asset.

Less than substantial harm is not as onerous and more varied in scope, but still a material consideration in assessing planning applications.

We conclude that no harm will be caused to the nearby heritage asset or conservation area:

- Care and thought have been given so that the proposal will result in the least impact on the setting, character or significance of the conservation area, due to the concealed nature of the site.
- No architectural or heritage features will be lost due to the construction of the link.
- The change of materials for the windows, from UPVC to painted timber can only improve the aesthetic of the building and will not cause harm.

The link:

- Is set back behind the front of the principal elevation of the main dwelling.
- It is lower than the highest part of the roof of the existing dwelling.
- It is lower than the height of the eaves of the existing dwelling.
- The appearance of the fenestration materials will be an improvement.
- Care has been taken to ensure that the architectural style of the link integrates with the host dwelling.
- The works will be carried out sensitively using appropriate construction techniques and materials sympathetic to the structure and fabric of the building.
- Any existing features of architectural historic interest, where applicable will be retained in-situ and fully protected during the approved works.
- The proposal will not affect or increase pressure on the existing natural features, tranquillity, or noise to the surrounding area.
- The proposals have the potential to enhance the significance of the building rather than cause harm.
- The proposal will improve the character, appearance, functionality and future life of The Stables.
- The footprint is only marginally increased, in comparison to the whole property.

Mitigation:

- The building has been rendered and it is unlikely that many of the features either external or internally are original.
- Any existing features of architectural and historic interest, where applicable will be retained in-situ and fully protected during the approved works.

Conclusion

For the reasons above, it is considered that the proposals will have only minor impact upon the character, significance and setting of the non-designated asset, Conservation Area or be largely unseen by nearby listed buildings. The proposals have been kept as low key as possible.

The submitted proposals have a degree of architectural integrity and do not attempt to mimic surrounding buildings. Instead, it uses subtle design cues and features found in the rural environment of the conservation area and reinterprets them to create a building that will add to the character of the village.

Apart from the footpath that passes through the site to the North, the proposal will be largely invisible from all public areas of the Conservation Area, being set back from the lane and well screened by surrounding buildings and foliage, where it is visible its materiality will help it to assimilate into its context.

While it does form a part of the setting of some adjacent buildings, it is considered that the proposed development will not result in harm as defined by the NPPF to the setting, significance, or character of the heritage assets within the conservation area.

The submitted application represents minor alteration to application 22/00994/FUL approved on 21st April 2022.