

Heritage Impact Statement

Proposed Extension at The Stores, The Butts, Clearwell

This document should be read in conjunction with the design and access statement and accompanying documents and drawings as part of an application for Listed Building Consent at The Stores, The Butts, Clearwell.



The Context

The proposed development site is located at The Stores, The Butts, Clearwell. The cottage fronts on to the Clearwell to Newland Road.

It is located at the lower end of the village of Clearwell, known as Lower Cross

The building is Grade II listed and within the Clearwell Conservation Area, the current owners have maintained and repaired the cottage according to conservation principles and methodology during the past 2 decades.

The Site

The Stores is a Grade II Listed Building, designated in 1996.

Set along-side the main road running from Clearwell village to Newland in rural countryside, the house is considered to be predominantly 17th Century but with alterations in the 18th and 19th Centuries with further alterations in the late 20th Century.

<https://historicengland.org.uk/listing/the-list/list-entry/1255450>

The Stores is constructed of coursed stone masonry, originally bonded with a lime mortar and rendered with painted roughcast, the building is roofed with Welsh slate, with 2 dormer windows set into the steeply pitched west roof slope. To the west gable end there is a small utility extension that was partially rebuilt in the late 20thC when the cottage was renovated, a

three light casement window in the north elevation of the outshut is a late 20thC replication of an earlier window.



External north-west elevation where the extension will be located to the right hand side of the image

Heritage Values

In terms of the heritage values of the proposed site and the assessment of significance (as Archaeological, Architectural, Artistic and Historic) it is considered that these are high for the significance of the grade II listed cottage.

Archaeological

With regards to the archaeological value for The Stores, this is considered to be medium value, with the building dating back to the 17thC and possibly earlier, as standing evidence. This is recognised through its Grade II designation.

Architectural

The aesthetic values relate primarily to the main house, as part of the group that forms an historic element of the conservation area at the lower end of Clearwell and the wider setting with views down the valley towards Newland. The Stores is a modest vernacular building which retains its 17thC architectural values, the building that makes a positive contribution to the Clearwell Conservation Area.

Artistic

There are no known artistic values relating to the property

Historical

The historical value is considered to be of medium level, due to the longevity of the site shown on first generation OS maps.

Development Proposal

The proposal consists of a single storey kitchen and garden room extension, located to the rear of the building, the design is simple with glazed bi-fold doors onto the rear garden on the north elevation and window and door to the west elevation.

It is designed to be of simple character and is set to the side of the main house to avoid an impact on the rear elevation of the main house. Options have been considered in the past for extension to the east side end of the building with an alteration to the rear catslide, however this was considered to have a visual impact on the listed building and an unfavourable change.

The current proposal has only recently been considered as a result of a complete loss of light into the existing kitchen resulting from the erection of a high fence in the neighbouring garden.

The proposal for the single storey kitchen and garden room extension on the north end of the existing cottage building will have limited visual impact on the exterior of the listed building. There is some loss resulting from the alteration to the out-house but this is minimal and it is not considered to be harmful to the significance of the listed building, which lies in the 17thC cottage.

Internally the proposal will retain the original plan form of the 19thC out shut/service space and create a doorway where the existing window is, this will result in some minor loss of fabric below the existing window opening, however all internal features, including the stop chamfered beam in this location will be retained in situ and unaltered. This is considered to be less than substantial harm, and the development preserves the setting of the listed building.



Location for the kitchen extension on the north west gable end

Modern materials have been selected to identify a wholly modern extension. The roadside elevation will remain unaltered with the extension set back from the road to the rear of the building.

All new doors and windows will be of powder coated aluminium.

Considerations and Conclusion.

The proposed development is considered to have no serious harmful impact on the listed building and a neutral impact on the character of the Conservation Area

However, the extension is subordinate to the existing building and with a contrasting modern approach.

The proposal will have little direct visual impact on the wider Clearwell Conservation Area, there is change and alteration, however the proposed changes are not considered to result in exterior loss or harm to the setting or the significance of the grade II dwelling

Further consideration has been given to the following;

- Local and traditional materials are incorporated into the design of the proposed development.
- The historic boundaries of the plot are unchanged.
- The wider visual impact is unaltered, but there is some external visual change restricted to The Butts
- There is no loss or harm to the architectural significance or setting of the Grade II listed building.

As a small-scale well-designed development of the 'highest quality' the conversion would be unlikely to harm the setting or significance of the listed building. The level of potential visual harm has been mitigated through the design quality of the development and external change. Furthermore, it is not visible from the public highway.

Overall, the level of harm is considered to be less than substantial to no harm at all and the development is not in conflict with Chapter 16 of the NPPF.

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