
HERITAGE STATEMENT

In respect of

**EXTENSIONS AND REMODELLING OF
MANOR CROFT, CHURCH LANE, MAVESYN
RIDWARE, STAFFORDSHIRE, WS15 3QE**

On behalf of

MR AND MRS CARSON

Ref: JB/21/53

Date: June 2021



Historic Buildings ■ Conservation Areas
Technical ■ Planning ■ Development

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SOURCES

MHCLG. *National Planning Policy Framework* (2019)

Historic England. *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment* (2008)

Historic England. *Historic Environment Good Practice – Advice in Planning: Note 2 – Managing Significance in Decision-Taking in the Historic Environment* (2015).

Historic England. *Historic Environment Good Practice – Advice in Planning: Note 3 – The Setting of Heritage Assets* (2015).

Historic England. *National Heritage List for England*

Lichfield District Council. *Local Plan Strategy* (2015)

Lichfield District Council. *Mavesyn Ridware Conservation Area Appraisal and Management Plan* (2014)

1.0 INTRODUCTION

- 1.1 This Heritage Statement is with regard to a Planning Application for the extension and remodelling of Manor Croft, Church Lane, Mavesyn Ridware, Rugeley, Staffordshire, WS15 3QE. The property is modern and therefore not a heritage asset but is within the Mavesyn Ridware Conservation Area and there are also a number of Listed Buildings in the vicinity. This statement has been prepared by Mr Julian Bagg of Castle House Heritage Consulting Ltd on behalf of Mr & Mrs C Carson.
- 1.2 Julian Bagg is a Director of Castle House Heritage Consulting Ltd he has a BSc (Hons) degree in Building Conservation from Bournemouth University and has a PgCert in Urban Design from Oxford Brookes University. He has worked in the field of heritage and development for the last 30 years both in the public and private sector. He has extensive experience in the provision of specialist technical, design and heritage planning advice to a range of clients including UNESCO, English Heritage, Historic Royal Places, National Trust, The Church of England, MOD, local authorities, architects, developers and commercial and private property owners.
- 1.3 Previous to his position with Castle House Heritage Consulting he was an Associate Director of planning consultancy CgMs Consulting (2007 to 2009). Prior to this he held the position of Historic Environment Officer at Staffordshire County Council (2003 to 2007). Previous to this he held the position of Associate of historic buildings consultancy Ridout Associates (1997 to 2003). He is a full member of the Institute of Historic Building Conservation (IHBC) and a recognised historic environment services provider (HESPR). He has served on the Cannock Chase Conservation/Heritage Planning Advisory Panel and currently acts for Tewkesbury Borough Council and Cotswold District Council.
- 1.4 The site is within the centre of Mavesyn Ridware (NGR SK 07999 16910).



Image 1 General location (circled in red)

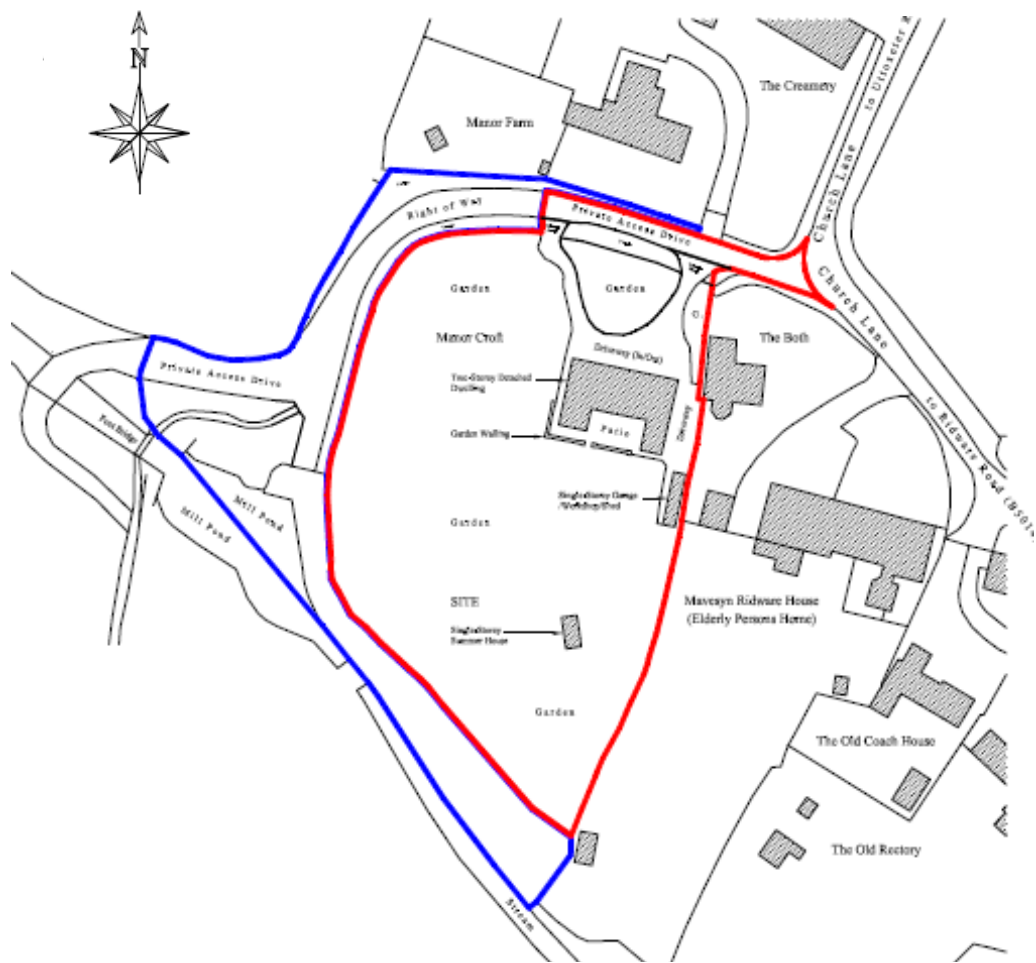


Image 2 Detail of site location (Site outlined in red)

2.0 OBJECTIVES

2.1 The objective of this study is to assess the impact of the proposed development upon the significance of heritage assets within the vicinity of the site. This study will provide information to the relevant authorities for the purposes of determining the associated planning application as set out in Paragraph 189 of the National Planning Policy Framework (NPPF).

3.0 METHODOLOGY

3.1 Relevant heritage assets were identified in and around the site. Sources of information for this study include a search of the National Heritage List for England (NHLE) administered by Historic England; Staffordshire Historic Environment Record (HER), Staffordshire Archives and information regarding Conservation Areas held by the local planning authority (LPA).

3.2 The significance of those heritage assets identified was assessed. This part of the study was conducted in accordance with guidance set out in Historic England publication Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment (2008).

3.3 The impact of the proposals upon the significance of the heritage assets and their settings was assessed. This part of the study utilises the adopted methodological approach supported by Historic England in their guidance publications: *Historic Environment Good Practice Advice in Planning Note 2 Managing Significance in Decision-Taking in the Historic Environment* (2015) and *Historic Environment Good Practice – Advice in Planning: Note 3 – The Setting of Heritage Assets* (2015).

3.4 The guidance explains that amongst the Government's planning objectives for the historic environment, is that any conservation decisions are based on the nature, extent and level of a heritage asset's significance and are investigated to a proportionate degree.

4.0 THE PROPOSAL

4.1 The proposal is to remodel the house from the 1970's style to a contemporary dwelling that reflects strong elements of traditional design and the local palette of materials. The overall changes consist of a two storey front extension and two first floor rear extensions with a single storey rear lean-to infill between the existing wings. The extensions are created in the form of a traditional timber frame albeit with a contemporary accent of extensive glazing.

Scale, Mass & Form

4.2 The roof pitch and general form remain the same. There will be an increase in footprint and volume, however, the overall scale and mass of the extensions will not have a significant effect upon the visual presence and perceived size of the house. The front porch extension, albeit two stories, is relatively modest in footprint. By lowering the roofslope to the East to create dormers the visual presence of this part of the front elevation becomes subservient to the core of the house.

4.3 The rear is currently made up of a single storey wing and a two storey wing: this has a further single storey projection which supports a first floor terrace/balcony. The proposal is to have a modest extension to the Western wing with first floor additions to both existing wings

External materials

4.4 The current external materials are predominantly a type of modern pink/buff brick which is alien to the character of the conservation area. There are also areas of feature wall of blue brick which is more indicative of Staffordshire. The proposal is to cover the incongruous pink/buff brick with a pale render, which is a feature of a number of adjacent historic buildings within the Conservation Area. The proposal also includes the introduction of a traditional weathered brick plinth around the base of the building.

- 4.5 The roof covering is currently a modern profiled interlocking concrete tile. The proposal is to replace the current roof covering with a traditional plain tile in concrete.

Windows

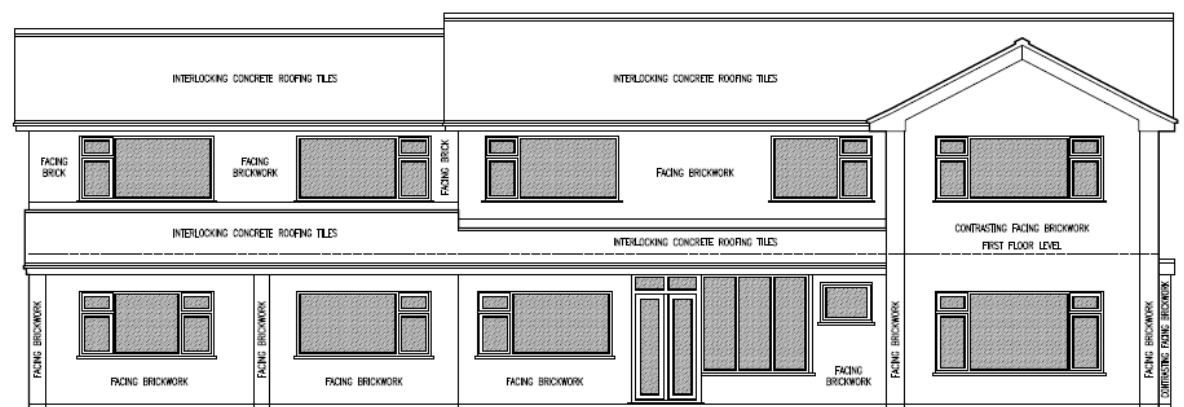
- 4.6 The current windows are large functional UPVC windows with offset fanlights and opening casements typical of the 1960s and 70s. The proposal reduces the proportion of the window openings and creates smaller openings with masonry mullions reflecting the traditional style and proportions of pre 18th Century buildings.

Design Features

- 4.7 The visual impact of the general proposed form, scale and mass will remain the same or similar. There are a number of architectural design features proposed which will provide a cohesive design theme to the building. These changes are intended to endow the building with architectural merit and integrity in its own right whilst respecting its historic context. These include some features already mentioned such as the traditional brick plinth, mullioned windows and pale render. The current chimney is an external stainless steel flue, this would be replaced by a traditional masonry chimney.
- 4.8 The only overtly contemporary feature is the use of glazing between the timber framing on the extensions. Two of the extensions include a balcony area; one of which will replace an existing balcony in the same location.



Image 3 Photograph of front elevation (image from Hunters sales brochure)



Existing



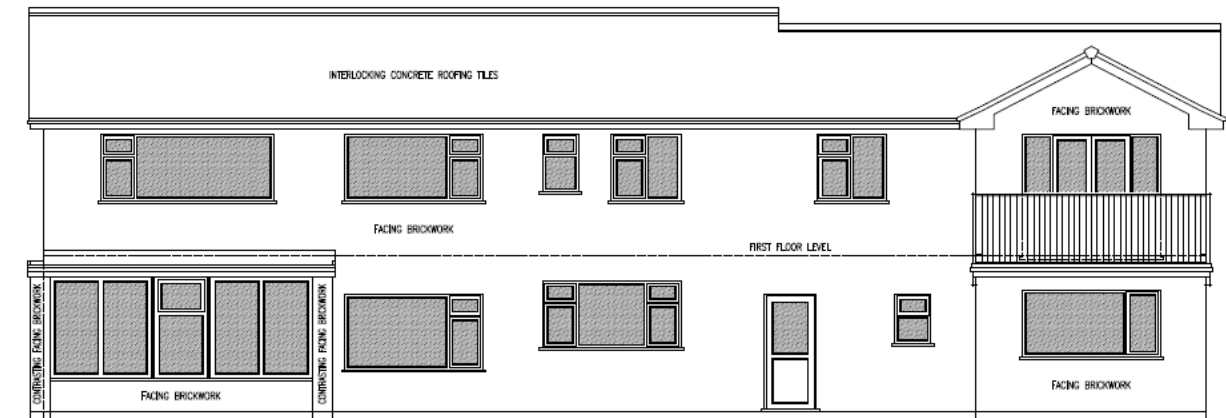
Proposed

Image 4 Existing and proposed Front (North) Elevation

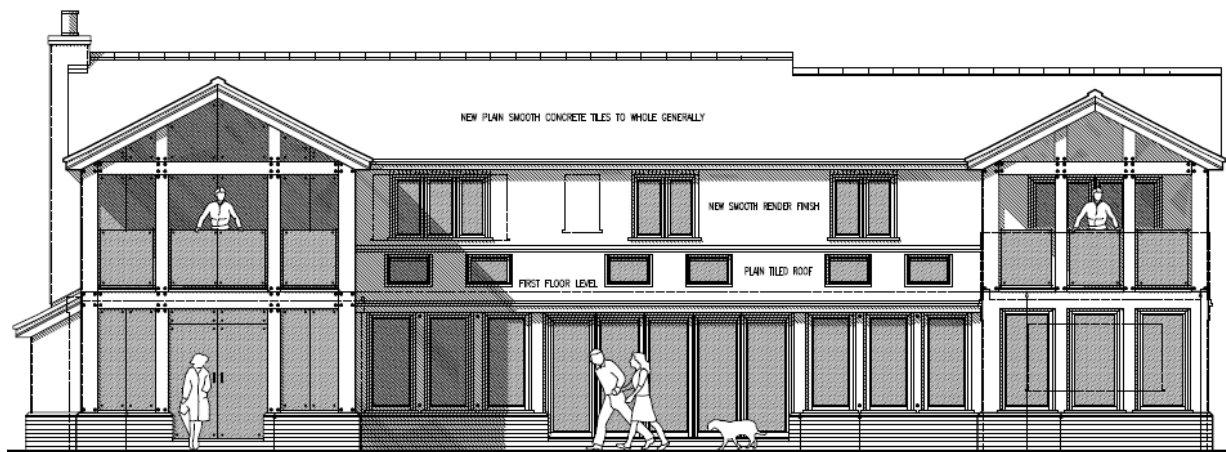
(from drawings by Glen Smith Partnership)



Image 5 Photograph of rear elevation (image from Hunters sales brochure)



Existing



Proposed

Image 6 Existing and proposed Rear (South) Elevation
(from drawings by Glen Smith Partnership)

5.0 HERITAGE ASSETS IDENTIFIED

- 5.1 The property is modern, in a distinctive but standard contemporary style of 1960s – 70s and of no heritage interest. The property is within Mavesyn Ridware Conservation Area and there is a high concentration of Listed Buildings of all grades in the vicinity.

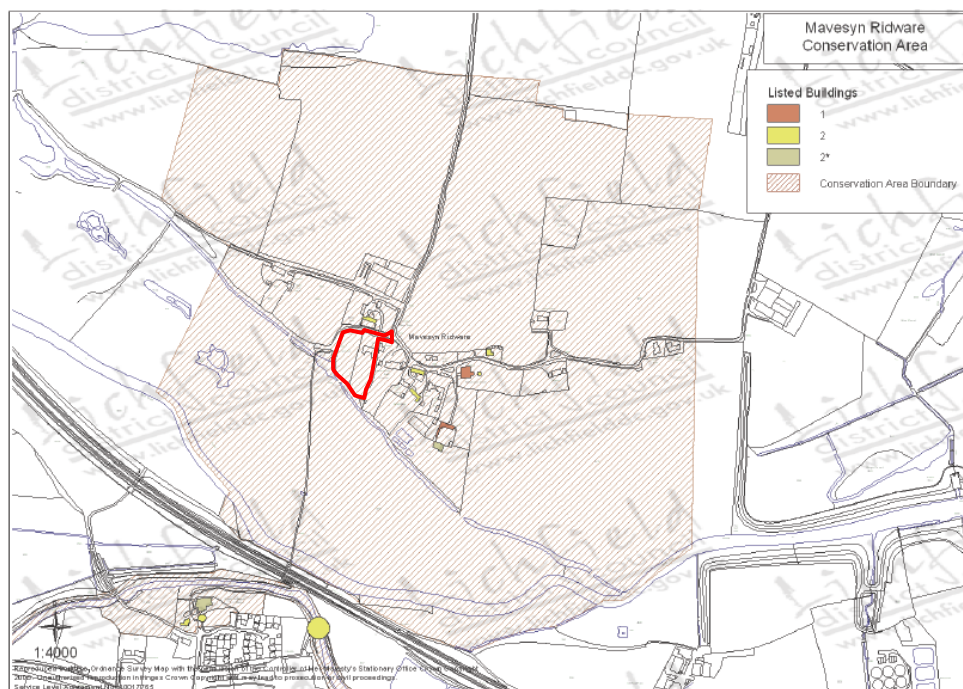


Image 7 Heritage assets around the property – site outlined in red
(extract from Lichfield District Council Website)

Mavesyn Ridware Conservation Area

- 5.2 The Conservation Area was adopted in 1974 and covers the settlement and an extensive area of land around it (see Image 7). An appraisal and Management Plan was adopted in 2015. The Conservation Area's significance is attributed to being a quiet and secluded settlement separated from others by open farmland and accessed via a no through road. The area was a strategic crossing point of the River Trent and has been a significant location for human occupation since the Neolithic period. The settlement has changed very little since the medieval period and there is a high concentration of important Listed Buildings.

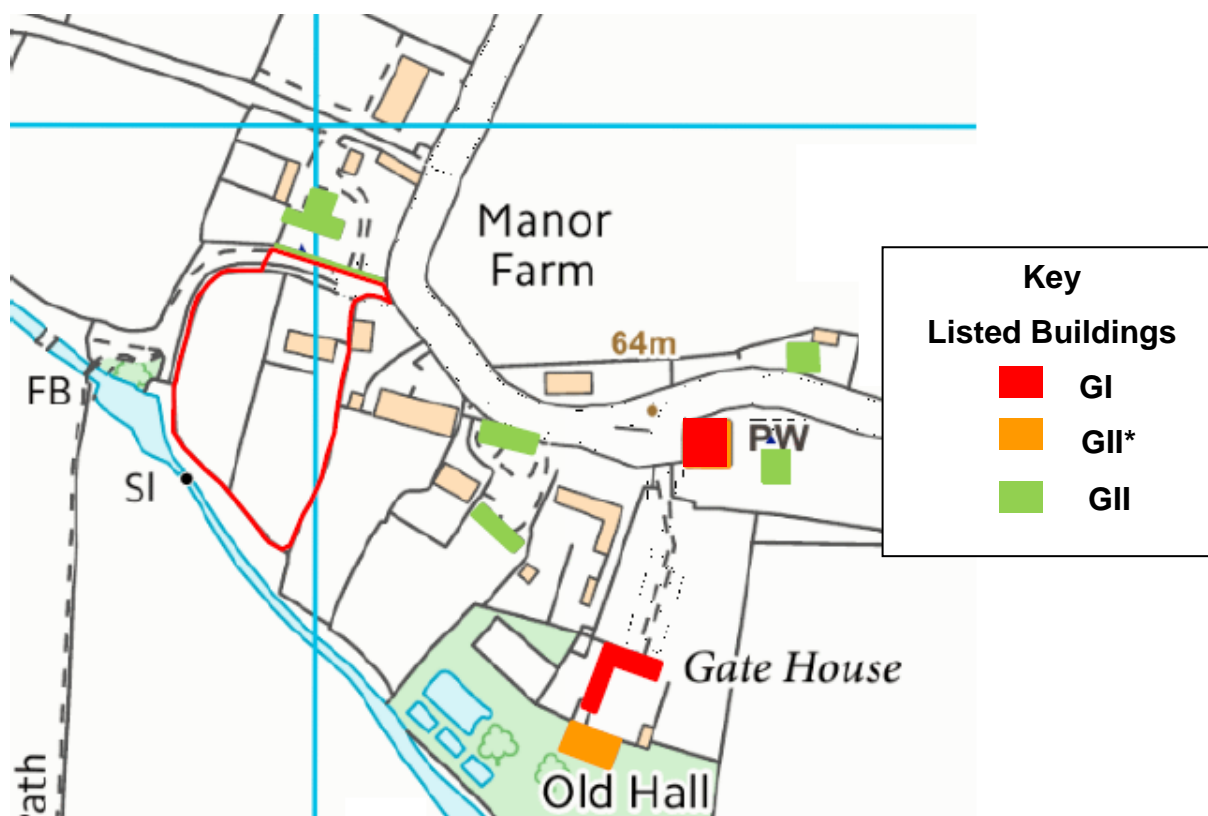


Image 8 Location of Listed Buildings – site outlined in red

Listed Buildings

5.3 There is a high percentage of Listed Buildings within the settlement including the Grade I Listed Church and Gatehouse and Grade II* Old Hall (see Image 8). Manor Croft is separated from most Listed Buildings by other unlisted buildings with the exception of Manor Farmhouse and its front boundary wall (which are to the North), both of which are Grade II Listed.

6.0 ASSESSMENT OF IMPACT OF PROPOSALS UPON HERITAGE ASSETS PRESENT

6.1 The existing house appears to date from 1970s with a later extension to the East, all in a style contemporary of that period. The house is of a standard design of no architectural merit and is described in the Conservation Area Appraisal as making a neutral contribution to the character and appearance of the Conservation Area.

6.2 The proposal provides the opportunity to remodel the property as an architecturally honest contemporary dwelling that references the traditional vernacular and will assimilate well within this sensitive historic context.

6.3 The remodelling would not alter the general form or visual scale of the building but includes numerous fundamental alterations to the fabric that reflect traditional architectural form and would be an enhancement to the character and appearance of the property within its historic context. These include elements set out in the table below.

Item	Existing	Proposed	Comment
External walls	Pink/buff brick (with some blue brick features)	Pale render and traditional brick weathered plinth	Enhancement
Roof covering	Modern contoured interlocking tiles	Traditional plain tiles	Enhancement
Windows	1970's style large UPVC picture windows	Traditionally proportioned masonry mullioned windows	Enhancement
Chimney	Stainless steel flue	Traditional masonry chimney	Enhancement

Image 9 Table of impacts of main changes to Manor Croft in regard to the historic environment

6.4 In regard to the replacement of the pink/buff brick with a pale render it should be noted that four of the nearest neighbouring properties are finished in white render including Mavesyn Ridware House, The Old House, The Old Rectory (grade II Listed) and infill panels on the Tithe Barn (Grade II Listed) (see Images 10 -12). At least one third of properties within the Conservation Area are white rendered. As such the transition between 1970s pink/buff brick to render would be an enhancement.



Image 10 View of Mavesyn Ridware House in context with Manor Croft



Image 11 View of Mavesyn Ridware House in context with the rear balcony at Manor Croft



Image 12 Looking North East along church Lane towards Manor Croft showing neighbouring white rendered buildings.

6.5 In addition to the enhancements resulting from the changes to external fabric the most significant changes to the property are the three timber framed extensions. The form of a timber frame is a traditional technique and is already apparent on some notable Listed Buildings within the Conservation Area. These include; The Tithe Barn (Grade II Listed) and The Gatehouse (Grade I Listed). The use of glazing to infill the frame is a contemporary method of creating a light and airy space but with a strong traditional appearance. This approach has been used effectively in numerous historically sensitive locations including as extensions to Listed Buildings (see Image 13).



Image by Greenwood Oak



Image by Townsend Timber



Image by Bramdean Construction



Image by Greenwood Oak



Image by Daniel Kursa Oak



Image by Greenwood Oak

Image 13 Examples of glazed timber framed extensions within historic contexts

The setting of Listed Buildings

6.6 The closest neighbouring buildings are not listed and those further to the South East would not have any appreciable intervisibility with Manor Croft due to intervening buildings, trees and vegetation.

- 6.7 The nearest listed structures are Manor Farmhouse and its front boundary wall (which are to the North), both of which are Grade II Listed (see Image 8). The significance of these listed structures lies in their age, construction, materials and association with the evolution of agriculture from the pre-mechanised age.
- 6.8 The stone wall (as a boundary feature) is part of the setting of the Listed Building and is thought to date from 16th Century. The setting of Manor Farmhouse to the South extends to the track that lies beyond the boundary wall and is then largely terminated by the hedge and trees surrounding Manor Croft. There are only partial views through to Manor Croft itself. It is therefore considered that the setting of Manor Farmhouse and the wall are largely restricted to the area within the curtilage on the Southern side.
- 6.9 As such the visual changes to the front elevation of Manor Croft would not be particularly perceivable within the setting of the listed farmhouse and wall nor would they be harmful if they were visible or partly visible.

The Character and Appearance of the Conservation Area

- 6.10 Mavesyn Ridware Conservation Area is characterised as a quiet and secluded settlement surrounded by open countryside. There is a small but diverse collection of buildings at the nucleus of the Conservation Area. The buildings are of red brick, timber frame or white rendered.
- 6.11 Manor Croft sits within a large enclosed garden and is generally screened from the wider Conservation Area. Other than the change from pink/buff brick to pale render the changes proposed are unlikely to be particularly discernible within the wider Conservation Area. The glazed timber framed extensions may be partly visible from some viewpoints but would not appear prominent or discordant.

7.0 ASSESSMENT OF RELEVANT NATIONAL AND LOCAL POLICIES

7.1 In considering this planning application the determining planning authorities and statutory consultees will be mindful of the policy framework set by government guidance, in this instance the National Planning Policy Framework (NPPF) 2018, (in particular Section 16) and current local Development Plan policy relating to the statutory designations present and by other material considerations arising. The following section assesses the policy implications relating to the statutory historic built environment designations identified in association with the proposed development.

National Planning Policy Framework

7.2 Planning legislation relating to the built historic environment is set out in the Planning (Listed Buildings & Conservation Areas) Act 1990. Guidance relating to this act is published as National Planning Policy Framework (NPPF) 2018 with particular reference to Section 16. The guidance encourages the use of the term ‘heritage asset’ to describe *a building site place or landscape identified as having a degree of significance meriting consideration in planning decisions*. All relevant designated heritage assets have been assessed in relation to this proposal.

7.3 Paragraph 189 states that: *In determining applications local planning authorities should require an applicant to describe the significance of any heritage assets affected... 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 Heritage Statement complies with the above requirement.

Lichfield District Council Local Plan Strategy (2008 – 2029)

7.4 The local plan strategy (2008 – 2029) was adopted in 2015 and contains current Local Plan policies. Core Policy 14 (Our Built and Historic Environment) sets out the authority’s commitment to value and protect the historic environment. It also states that: *“Development proposals which*

conserve and enhance a heritage asset or its setting will be supported where clear and convincing justification has been provided through an assessment of the significance of the asset or its setting.” It is considered that this Heritage Statement demonstrates that the proposals would not harm the heritage assets present and would therefore comply with Core Policy 14.

- 7.5 Development management Policy BE1 (High Quality Development) is also relevant and states that *“All development proposals should ensure that a high quality sustainable built environment can be achieved. Development will be permitted where it can be clearly and convincingly demonstrated that it will have a positive impact on: The significance of the historic environment.”* In regards to heritage this proposal is also compliant with this policy.

8.0 CONCLUSIONS

- 8.1 This Statement has assessed the impact of the proposed development upon the Heritage Assets present in compliance with paragraph 189 of the NPPF and Core Policy 14 of the Lichfield District Council Local Plan Strategy.
- 8.2 The existing house is not listed and but is within the Mavesyn Ridware Conservation Area. It is a standard 1970s design of no architectural merit and is described in the Conservation Area Appraisal as making a neutral contribution to the character and appearance of the Conservation Area.
- 8.3 The proposal is to remodel the house from the 1970’s style to a contemporary dwelling that reflects strong elements of traditional design and the local palette of materials. The overall changes consist of a two storey front extension and two first floor rear extensions with a single storey rear lean-to infill between the existing wings. The extensions are created in the form of a traditional timber frame albeit with a contemporary accent of extensive glazing.
- 8.4 The remodelling would not alter the general form or visual scale of the building but includes numerous fundamental alterations to the fabric that reflect

traditional architectural form and would be an enhancement to the character and appearance of the property within its historic context.

- 8.5 The proposal provides the opportunity to remodel the property as an architecturally honest contemporary dwelling that references the traditional vernacular and will assimilate well within this sensitive historic context.
- 8.6 The plot is generally well screened from the rest of the Conservation Area and due to intervening vegetation will only be visible in glimpses from the closest listed buildings, Manor Farmhouse and its front boundary wall. The remodelling and extension will not appear prominent, dominant or discordant within the Conservation Area or the setting of the adjacent Listed Buildings.
- 8.7 As such it is not considered that the proposal would have an adverse visual impact upon the setting of any Listed Buildings and will both preserve and enhance the character and appearance of the Conservation Area.
- 8.8 As such it is considered that the proposal complies with Sections 66(1) & 72(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990, Section 16 of the National Planning Policy Framework and Core Policy 14 and Development management Policy BE1 of the of the Lichfield District Council Local Plan Strategy.

