

HERITAGE ASSESSMENT/APPRAISAL STATEMENT  
FOR PROPOSED EXTENSION  
OF  
MADINGLEY, ENDWOOD DRIVE  
LITTLE ASTON, SUTTON COLDFIELD, B74 3AJ

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## Introduction:

This Heritage Assessment accompanies the planning application for the erection of a single storey side rear extension and garage conversion for Madingley, Endwood Drive, Little Aston, Sutton Coldfield, Staffordshire B74 3AJ. The application site is located within the Little Aston Conservation Area. The single storey side rear extension would infill the North-Eastern corner of the property and would have a pitched roof. The application site is located in Endwood Drive, a private road that runs east/west between Rosemary Hill Road to the East and Roman Road to the West.

A preliminary heritage consultation was undertaken as part of the pre-planning application for this property (Ref: 23/00344/PREAPP) and it was commented that *'From the submitted information there are no objections from a heritage perspective subject to matching materials and submission of a heritage appraisal'*.

### 1. Heritage Setting and Designations:

There are 22 Conservation area in the Lichfield District and Little Aston where the application site is located is one among them. The conservation area was designated on the 26th October 1999 to cover an area of 130.6 hectares and includes Little Aston Hall and Little Aston Park and is bounded by Rosemary Hill Road, extending to Walsall Road. The boundary also follows the line of a number of properties along Hardwick Road, Little Aston Park Road and Roman Road. At present the boundary includes most of the remnant estate and distinctive individual development carried out through the 20th Century.

Endwood Drive has 4 Buildings of Special Interest listed in the Staffordshire Historic Environment Record (HER), as below.

- Half Penny Hatch, Endwood Drive, Little Aston
- Little Woodcote, Endwood Drive, Little Aston
- Gandria, Endwood Drive, Little Aston
- Pendower, Endwood Drive, Little Aston

However, the draft list published in the Lichfield Council website also shows Evisa, Endwood Drive, Little Aston as a building of special interest.

The only statutory Listed Building within a 2km radius of the application site is 114 Walsall Rd, some 1km North-East of the application site on the corner of Walsall Rd (A454) and Rosemary Hill Rd (shown as a pink diamond on the HER map extract at Fig 2 above) is a Grade II listed building.

Given the application site is within the conservation area boundary, as well as adjoining 4 other Buildings of Special Local Interest along Endwood Drive, this assessment has been undertaken to assess the potential impacts on Endwood Drive. Given the distance between the application site and the listed 114 Walsall Rd to the North-East, and the absence of any functional or visual linkage, the application site is not considered to in any way fall within that buildings setting nor impact on its setting.

2. The Proposed Works and Relevant Planning History:

The property is a detached dwelling in brick with sloping tiled roofs. The property has had a two storey and single storey extensions to form kitchen, living room, porch, bedrooms and en-suite with new roof and loft conversions granted in October 2004. There has also been a planning application granted in January 2007 for erection of new railings and gates to the front.



Fig 1 - Frontage View (stock image)

Proposed Rear Extension:

The proposal of the current application is for a single storey rear extension on the side of the original property, projecting 4.9m from the rear elevation of the previously extension to meet up with the rear wall of the original property. The extension would infill the North-Eastern corner of the property (see fig 5) and would have a pitched roof to match the existing. The rear extension will not extend beyond the rear wall of the original property.



Fig 2 - Rear View (stock image)

The proposal of the rear extension will result in what is considered relatively minor changes to scale and appearance to the rear aspect of the property.



Fig 3 – Rear View of side extension granted in 2004.



Fig 4 – Proposed Rear View

The rear of the new extension will be in line with the existing rear wall and will be rendered to match the appearance. The materials that will be used for the extension will match the existing building. Figure 3 shows the existing side extension that would be extended. The high hedgerow will prevent intervisibility from dwellings on either side and from beyond the northern boundary.

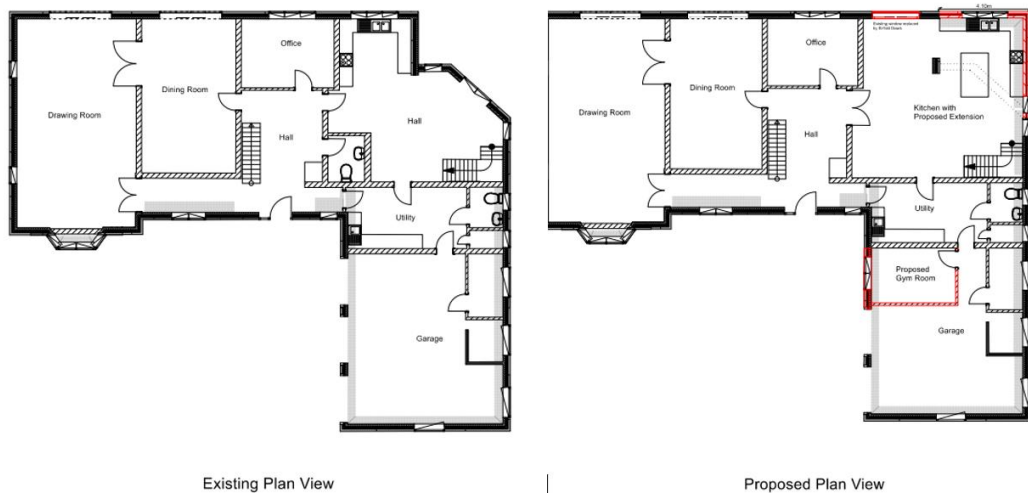


Fig 5 – Proposed Rear View

### Proposed Garage Conversion:

The additional proposal as part of this application is the part conversion of a garage to from a gym. The proposed garage conversion would involve the addition of an internal wall to create a separate gym room.



Fig 6 – Garage Conversion

The Conservation Area Appraisal from Lichfield District Council for Little Aston Conservation area states the below:

*"...The streetscape of the area is characterised by great expanses of rhododendron trees lining Roman Road and its arterial lanes. This planting forms a barrier between the lane and the diverse mix of 19th and 20th Century architectural styles which underpins the impressive landscape provided by Little Aston.... Where there are breaks in the planting, vistas are revealed of buildings, predominantly large two-storey houses, lining both sides of the lanes and getting grander in scale the closer they are to Beech Gate (the former entrance to Little Aston Hall). The predominant spatial character of Little Aston is the individual, detached buildings set in large, green plots."*

Given that the rear extension and the garage conversion will not be directly on looking Endwood Drive running east-west, the proposal for this site will not visually intrude the conservation area.

### 3. Assessing Significance:

There are no statutorily listed buildings or other designated heritage assets in proximity to the site that will be altered or directly impacted or affected by the proposal. The Buildings of Special Local Interest are located to the South of Endwood Drive and the proposed site is to the North of Endwood Drive. It is apparent that the proposal site has no inter visibility or functional connection with the wider surrounding Buildings of Special Local Interest. It is a

relatively modest extension to a very substantial existing detached dwelling, visually separated from the rest of the historic core of the Conservation Area by high hedgerows and bordering trees.

The proposed works will therefore not visually intrude on the setting of the Conservation Area. Principal views in and out of the conservation area have been assessed and it is clear that the application proposal will not be visible in close passing views nor impose on, or be apparent in, any important long views in or out of the Conservation Area.

#### 4. Assessing Heritage Impact:

Due to the ability of the existing large dwelling to absorb the scale, massing and visual impact of the proposed extension, there will be no harm on the property and its surroundings. The proposal does not intervene, interrupt, or negatively impact on any important long views into or out of the main part of the Conservation Area and will not impact any Buildings of Special Interests located within Endwood Drive. As such it is assessed that the proposal will be no harm on the setting of this part of Little Aston Conservation Area.

Should the Council not concur with our view and consider that some harm results to the setting of the Conservation Area, any harm assessed as resulting from the proposal must be balanced by the public benefit the proposal will make in terms of repurposing the dwelling to ensure it maintains a flexible living space throughout the lifetime of the applicants occupation without them having to move from the community and/or uptake alternative accommodation.

#### 5. Conclusion:

This Heritage Statement assesses the impact on the proposal on the character and the setting of Little Aston Conservation Area. Due to the demonstrable absence of any inter visibility between the proposal site and neighbouring Building of Special Local Interest there will be no harm to these buildings or their settings. The proposal will cause no harm to the setting of Little Aston Conservation Area, due to its lack of prominence and inter visibility resulting from the present very robust existing surrounding hedgerows and planting, in important views in and out of the Conservation Area.