

# **Heritage Impact Statement & Design and Access Statement**

**10 Hough Green, Chester**

**Grade II Listed Building**



**September 2023**

**Report prepared for B R Architecture**

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## **1.0 Introduction**

This Heritage Impact Statement discusses works proposed by B R Architecture regarding 10 Hough Green, Chester and assesses the impact that the works could have on the historic asset. It will also include a Design and Access Statement for the same building.

8 and 10 Hough Green are a pair of semi-detached houses located in the conservation area of Curzon Park in the city of Chester. The building was originally built in the 1850s in a symmetrical 'H' shape and was intended to be two semi-detached homes, as they still remain today. The building is in the Victorian architectural style of Italianate, with many of the building's original features still present and was built during a period where there was mass migration of the middle-classes from the city to the suburbs. 8 and 10 Hough Green is a Grade II Listed building and, despite not being the only Victorian Italianate style building on the road, is the only building on the road with listed status.

This Heritage Impact Statement will examine the historical context of Chester's suburbs and the rise of Italianate architecture during the Victorian era before analysing the historic significance of the building. In addition to this, this report intends to analyse the proposed works and will include a Design and Access Statement which reviews the design and new access points of the proposed works. Finally, the report will conclude with suggestions on how the works may impact the building's historical value and the factors that gave the building its Grade II Listed designation before suggesting a preferred approach for the proposed works.

## **2.0 Historical context of 10 Hough Green, Chester**

### **2.1 Historical context of Chester, the Curzon Park area and 10 Hough Green**

Throughout history, Chester has been described as England's gateway to North Wales, providing a key access point to this otherwise secluded area of Britain. Before train lines and more substantial roads were built, Hough Green was the main route from Chester to North Wales.

Prior to the Victorian era, the city of Chester prospered, through many peaks and troughs, as a trading port. The nearby city of Liverpool had not yet established itself as the main port in the Northwest of England and in particular the main port for trade with Ireland, and in the seventeenth and eighteenth centuries Chester filled this role. Chester's exports to Ireland included the products of lead mining, coal mining, brick and clay industries and it was often said that this trading relationship with Ireland was the core of Chester's economy and industry. Many of the materials that were used for trade, such as bricks and clay, were from industries located on the outskirts of the city with the area of Hough Green being a major brick-making site.

As Liverpool became a dominant port for England and the main avenue of the British Empire's exports to the west throughout the Victorian period coupled with the serious decline in Chester's manufacturing trades, meant that Chester lost its main trade traffic and therefore kick-started a significant phase of re-development. The city of Chester's population grew considerably throughout the Victorian age, with the population size at 23,029 in 1831 and had risen to 47,975 by 1901.

The physical growth of the city was reflected in the development of the surrounding suburbs, with the emergence of the new middle-class areas such as Curzon Park in the 1840s and 1850s. The emigration of middle-class people from city centre to suburbs was a common theme in Britain throughout the Victorian era, with cities such as Edinburgh, Manchester and Liverpool experiencing a similar pattern. Particularly for the middle-class, the appeal of moving to the suburbs of an already built-up city meant housing on plots with vast space between and sizeable gardens. This went hand in hand with the advancement of transport and suburbs were healthier places to live compared to the dirty inner city. New developments such as Curzon Park were promoted as exclusive areas aimed at the upper classes, with detached or semi-detached villas located near large parks with tree-lined roads and space for gardens. The opening of the Grosvenor Bridge in 1832 and the introduction of the Chester-Saltney railway prompted the development of Curzon Park in the late 1840s and was initially intended to attract Liverpool's wealthy merchants. In contrast to this, Chester's wealthy merchants became the occupants of the new suburb.

Within 150 years the area where Hough Green is located had been transformed from a brick-making site and key part of Chester's booming trade to become a prestigious residential area for Chester's growing middle and upper classes.

### **2.2 Historical context of Italianate Architecture**

With the Victorian era spanning more than sixty years, Victorian architectural style consisted of a variety of styles, including Gothic Revival, Neoclassical and Renaissance Revival. During this period, Italianate architecture became a popular style of building in the United Kingdom, taking inspiration from sixteenth century Italian Renaissance architecture and typically deemed artistically picturesque. Typically built from wood clapboard or brick, Italianate homes were built on larger pieces of land than what was typical for the time, as the landscaping around the building was deemed important to create the various picturesque aspects of the design. Key characteristics of Italianate architecture often included decorative entrances with columns or a portico, ornate bay windows, overhanging eaves, loggias, and buildings that were often symmetrical.

Italianate architectural features were also added to existing buildings to create the aesthetic on a range of architectural types for a variety of income levels. Due to the rise of mass production, Italianate architectural

features were easily produced at an affordable price and were able to add a simplified version that took inspiration from the style but could be added on to any type of building.

### **3.0 Statement of Significance**

#### **3.1 Listed Building Designation**

Listing buildings of historical interest were first established in the Town and Country Planning Acts of 1944 and 1947, initially to determine where a building should be preserved from demolition if it had been damaged by bombing raids in the Second World War.

8 and 10 Hough Green are a semi-detached suburban house with Grade II Listed Building status, given to the building in 1998 (see Appendix 1). Thought to have been built in the 1850s, the buildings have Flemish bond brown brick facades with cream stone headers. The buildings are of Italianate architectural style and were originally H-shaped. The building retains several of its original Italianate features, including an arched decorative entrance, a mixture of narrow, arched and bay windows and a low-pitched roof.

#### **3.2 Curzon Park Conservation Area**

The Curzon Park Conservation Area consists of seven sub-areas: Hough Green, Grosvenor Road, Overleigh Road Cemetery, Curzon Park North, Westminster Avenue/Cavendish Road, Curzon Park South and Lache Lane (see Appendix 3 for a map of the conservation area).

A Characterisation Study was conducted on behalf of Cheshire West and Chester Council in 2010 in order to help guide development in the city with accordance with its heritage and to help retain the historic features of the city and its surrounding suburbs. Within this document, Hough Green is described as the “key approach road to the City Centre, from the edge of the conservation area to the roundabout” and is characterised by “large semi-detached and detached properties, set well back from the edge of the street in large plots”.

In 2015, Cheshire West and Chester council set out a Local Plan determining how the area should be developed over the next fifteen years. Within this document, there are significant points made with regard to how development in conservation areas and of listed buildings should be approached. The Local Plan focuses on the importance of safeguarding the character and settings of areas of significance, conserving listed buildings, and avoiding the loss or harm of their importance to the area’s heritage. However, in addition to this, Cheshire West and Chester council emphasizes that enhancing a historically significant property is to be encouraged, providing it fits with the setting and wider surroundings of the building. While there is little detail about how this should be conducted, the plan does seem to encourage development of these buildings in order to secure their optimum viable use and to ensure that the buildings continue to be used. The document uses the word ‘enhanced’ several times throughout, highlighting that conservation areas are only to be developed in the interest of enhancing the character of the area and that loss or harm to their significance should be avoided.

#### **3.3 Analysing the asset’s significance**

Historic England’s report *Statement of Heritage Significance: Analysing Significance in Heritage Assets* published in 2019, outlines three principal interests that should be considered in order to assess the significance of a heritage asset.

##### **3.3.1 Archaeological Interest**

Based on the history of the building and the reasoning for its Listed Building status, there is no evidence that shows the heritage asset holds archaeological interest.

##### **3.3.2 Architectural and Artistic Interest**

The Italianate architecture of 10 Hough Green is a large part of the building’s heritage asset and its listed building status. The building still holds several of its original features, some of which are

discussed in Section 3.1. However, past development on the property has altered some features that are cited in the original listed document from 1998. A garage which is attached to the left of the property alters the traditional and symmetrical 'H' shape of the building which was characteristic of Victorian Italianate architecture. In addition to this, the materials used on the current extension of the property do not match the aesthetic look of the original building and therefore, hinders its architectural interest as it creates a non-cohesive architectural design. Despite this concern, many of the original features articulate the construction, craftsmanship and design art of the original building.

### **3.3.3 Historic Interest**

The Victorian houses on Hough Green hold significant historic interest for the Curzon Park suburb due to the different style of architecture utilised within the building. The architectural style of Italianate indicates the type of residents that 10 Hough Green was originally intended for, and it shows the growing popularity of the middle-classes living in the suburbs. The fact that the building is the only one listed on the street despite being surrounded by houses built in a similar time period suggests that the building of 8 and 10 Hough Green holds historical significance, whether that is due to it possessing a larger historic interest than the others or because its condition is similar to its original state is unclear. It is without doubt that the presence of 10 Hough Green is a reminder of the history of the Hough Green and Curzon Park area in addition to showcasing the history of Chester as a city and the changes it undertook during the Victorian age. The building holds significant value with regard to the heritage setting, which is key for Curzon Park's Conservation Area and previous works on the building have not disrupted this. The asset holds strong historic interest for those wanting further knowledge on the middle-classes in Victorian Britain and the wave of migration from city centres to the suburbs.

### **3.3.4 Summary of significance**

Using Historic England's guidance on the significance of historic assets, it is evident that 10 Hough Green is a heritage asset with historic and architectural interest and is valuable to the Curzon Park Conservation Area. While the property lacks archaeological interest, it scores strongly in two out of three of the principal interests and therefore, it is important that these values are considered throughout any proposed works. Therefore, maintaining the heritage setting and wider surroundings of the property is deemed imperative for any proposed works.

## **4.0 Proposed works and Design and Access Statement**

### **4.1 Proposed Works**

The proposed works section is based and draws on the architectural drawings from B R Architecture which can be found in Appendix 4.

The proposed works for 10 Hough Green are an extension to the west of the building surrounding the previously added garage including new white/grey facing brick for the existing garage building. The new extension will include a master bedroom, ensuite and dressing room on the first floor, a large kitchen space on the lower ground floor and a swimming pool built into the basement level.

The proposed external materials include white/grey facing brick for the existing garage building and for the ground and lower ground level of the new extension, a VMZINC flat lock panel cladding called 'Pigmento Red' for the first-floor extension, light grey powder coated aluminium for the windows and doors of the new extension and a frameless glass balustrade for the surrounding of the patio located on the lower ground floor. The original part of the building is relatively untouched, apart from where the new extension will connect to the original 1850s exterior.

### **4.2 Design of the Proposed Works**

The ceiling height of the extension will meet the ceiling height of the first floor of the original building, the roof on the extension will be flat. The extension will protrude slightly further than the original building from the north elevation but will be flush with the existing extension from the south elevation, which is slightly set back from the original building. On the east elevation, level with the original building's basement floor, there will be an extension that protrudes considerably into the garden below the patio on the lower ground floor.

The north elevation will include bi-fold doors at the lower ground level to enter the kitchen with a large eight-pane window above the doors. There will also be tall four-pane windows on the first floor. The south elevation will include an eighteen-pane window on the first floor and a new garage door on the ground floor. The west elevation will include four small windows, two on the first floor, one on the ground floor and one on lower ground floor, with a door on the lower ground floor level with the stairs which lead down the side of the property from the front driveway to the back garden. On the east elevation, there will be sliding glass doors covering almost the entirety of the east elevation part of the extension. A glass balustrade will section off the lower ground floor patio from the patio on the basement level.

### **4.3 Current Use of the Building**

The building is currently used as a single dwelling.

### **4.4 Access of the Proposed Works**

There are no changes for access to the building on the front of the property. The current access of the lower ground floor from the rear of the property will not be in use after the proposed works. A new access will be inputted on the lower ground floor level with the stairs that run down the west side of the building. In addition to this, there will be access through the bi-folding doors that lead onto the patio on the lower ground floor as well as through the sliding doors at the basement level. Two new staircases will be added as part of the extension for access from the lower ground floor patio to the garden level and to the basement level. External vehicular access is unchanged, with no change to the interior of the existing garage space.



#### **4.5 Appearance of the Proposed Works**

The extension has been carefully planned to compliment the original building. This has been achieved through the right choice of materials which emulate the colours and textures of the original building.

## **5.0 Impact of proposed works on the historic asset**

### **5.1 Impact of proposed works on the historic asset**

When discussing advice for building extensions on Grade Listed buildings, Historic England stress the importance of understanding how the extension would alter its surroundings and its setting. The setting of 10 Hough Green is important as historic value attached to the houses built in the suburbs of Chester in the 1850s revolves around the surroundings of the house as well as the architectural features of the building itself. Long, spacious gardens are a key feature of these middle-class suburb houses in this period in addition to the houses being built set back from a road lined with trees. To avoid damaging the asset's setting, the surroundings should remain minimally changed, therefore the extension to 10 Hough Green should prevent this as much as possible.

Historic England state that a new extension "should not dominate a historic building" so as not to interfere with its historic character. In order to achieve this, any extensions should not exceed the height of the original building or overly exceed the width or length of the original building. In addition to this, an extension should not cover the historic characteristics of the building. As the original front side of 10 Hough Green holds its historic character, extensions should avoid covering this part of the building.

It is evident that any damage of the original building by the proposed works is minimal and is limited to one area; the west side of the property, which has already been altered with an extension by previous owners. The extension should not interfere with the front exterior of the property, which holds the listed designation's historic character, and also should not dominate the original 1850s part of the property.

### **5.2 Preferred approach for proposed works**

Considering the impact of the proposed works of 10 Hough Green, it is evident that some consideration should be given to building an extension to the property. In order to reduce the impact of the extension on the historic asset, the preferred approach is that the extension is confined to the west side and the rear of the building. As the main concern is relating to the damage to the building's character and its setting, ensuring the extension does not interfere with the front of the original building will alleviate the damage and ensure that the key features of the building, including the arched decorative entrance, the arched and bay windows and the low-pitched roof. Despite the building's listed entry stating that the symmetric 'H' shape of the building is part of the key original features of the architectural style, retaining this feature is no longer possible due to the previous extension of the one floor garage, therefore this is no longer a concern.

It is important that buildings within conservation areas are still part of living communities and must be able to change over time. The character of Curzon Park's Conservation Area is based on a mix of architectural styles, with these styles varying from Victorian to post-Second World War. With this in mind, works within the conservation area are deemed acceptable, so long as the development is sympathetic to the architectural and aesthetic features of the building and area. In order to achieve this, it is important that the materials used blend well with the original building. As the current extension is not part of the original building, alterations to this can be made or the garage can be part of the extension so long as it fits within the building's character.

On the whole, any proposed developments made to 10 Hough Green should offer minimal, if any, damage to the Italianate architectural style of the original building and to its setting.

## 6.0 Conclusions

The heritage asset of 10 Hough Green has a historic significance within the Curzon Park Conservation Area and holds architectural value for the Italianate style made popular in the Victorian era. In order to retain the character of this asset, it is important that the Italianate features of the original building remain largely untouched. The proposed works of building an extension to the side of the original house should not impact the way in which the property contributes to the character of the Curzon Park Conservation Area, partly because the conservation area holds a variety of architectural styles which showcase the change of architecture in the suburbs over the years, but also because the extension will not impact the Italianate features of the original building. It is important for conservation areas to be lived in communities and not forced to live in the past and, therefore, development is encouraged by Chester West and Cheshire council within their Local Plan, as long as the development enhances the livability of the property and does not ruin the setting of the building.

As the proposed works specify, the extension is an addition to a previously built extension. The materials used have been carefully selected to ensure the continuity of the original 1850s building with the new extension as well as ensuring the current extension matches the original building better. Whilst it could be a concern that the extension will be built onto the side of the original building, the historical characteristics of the original property are solely focused on the front of the building and do not involve the side to which the extension will be attached. The building's listed status also revolves around the front exterior of the building, further highlighting this. In addition to this, the extension will not dominate the heritage asset, ensuring that the original character of the building is the main focal point of the property.

To summarize, it is clear that the extension of 10 Hough Green will not interfere with the Italianate front exterior of the building which is the property's key heritage asset and therefore should not create any significant or unnecessary damage to the historic nature of the property.

## Appendices

### Appendix 1: Grade II Listing Designation Entry

Document taken from <https://historicengland.org.uk/listing/the-list/>.

# 8 AND 10, HOUGH GREEN

## Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1375855**

Date first listed: **23-Jul-1998**

List Entry Name: **8 AND 10, HOUGH GREEN**

Statutory Address 1: **8 AND 10, HOUGH GREEN**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries \(https://historicengland.org.uk/listing/the-list/understanding-list-entries/\)](https://historicengland.org.uk/listing/the-list/understanding-list-entries/)

[Corrections and minor amendments \(https://historicengland.org.uk/listing/the-list/minor-amendments/\)](https://historicengland.org.uk/listing/the-list/minor-amendments/)

## Location

Statutory Address: **8 AND 10, HOUGH GREEN**

The building or site itself may lie within the boundary of more than one authority.

District: **Cheshire West and Chester (Unitary Authority)**

Parish: **Non Civil Parish**

National Grid Reference: **SJ3994165136**

## Details

SJ3965 1932-1/7/177

CHESTER CITY (EM) HOUGH GREEN (North side) Nos.8 AND 10

II

GV

Pair of suburban houses. 1850s. Flemish bond brown brick with cream headers and white-painted dressings, probably of stone; hipped grey slate roofs. Italianate. 2 storeys. H-shaped with 5-arched loggia (having chamfered piers, moulded architraves to round arches and ornate keystones) between the projecting end bays. Part-glazed front doors behind outer archways of loggia; windows have moulded cases. Paired arched 2-pane sashes behind central archway of loggia; single-storey canted bay window of 2:4:2 panes to each wing. Moulded first-floor string; low parapet to balcony above loggia; paired round-arched sashes of 2 panes to first floor of each wing and at centre; rectangular sashes above doors. Boldly-projecting eaves-cornice with 1-course parapet. Each end has a round-arched sash to first floor. Brick chimneys with moulded stone caps and cream pots, probably original. The rear and the INTERIOR not inspected.

Listing NGR: SJ 39941 65136

## Legacy

The contents of this record have been generated from a legacy data system.

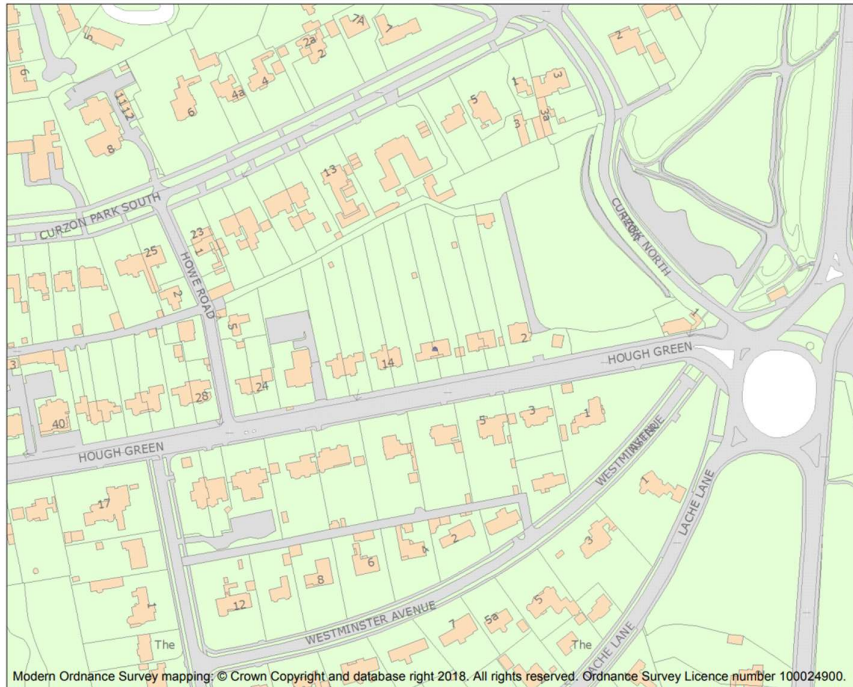
Legacy System number: **469834**

Legacy System: **LBS**

**Appendix 2: Historic England’s Map of 8 and 10 Hough Green**

The map shows 8 and 10 Hough Green and its surroundings.

Map taken from <https://historicengland.org.uk/listing/the-list/>.



Name: 8 AND 10, HOUGH GREEN

This is an A4 sized map and should be printed full size at A4 with no page scaling set.

<b>Heritage Category:</b>	Listing
<b>List Entry No :</b>	1375855
<b>Grade:</b>	II
<b>County:</b>	
<b>District:</b>	Cheshire West and Chester
<b>Parish:</b>	Non Civil Parish

For all entries pre-dating 4 April 2011 maps and national grid references do not form part of the official record of a listed building. In such cases the map here and the national grid reference are generated from the list entry in the official record and added later to aid identification of the principal listed building or buildings.

For all list entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record.

Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July, 1948 is by law to be treated as part of the listed building.

This map was delivered electronically and when printed may not be to scale and may be subject to distortions.

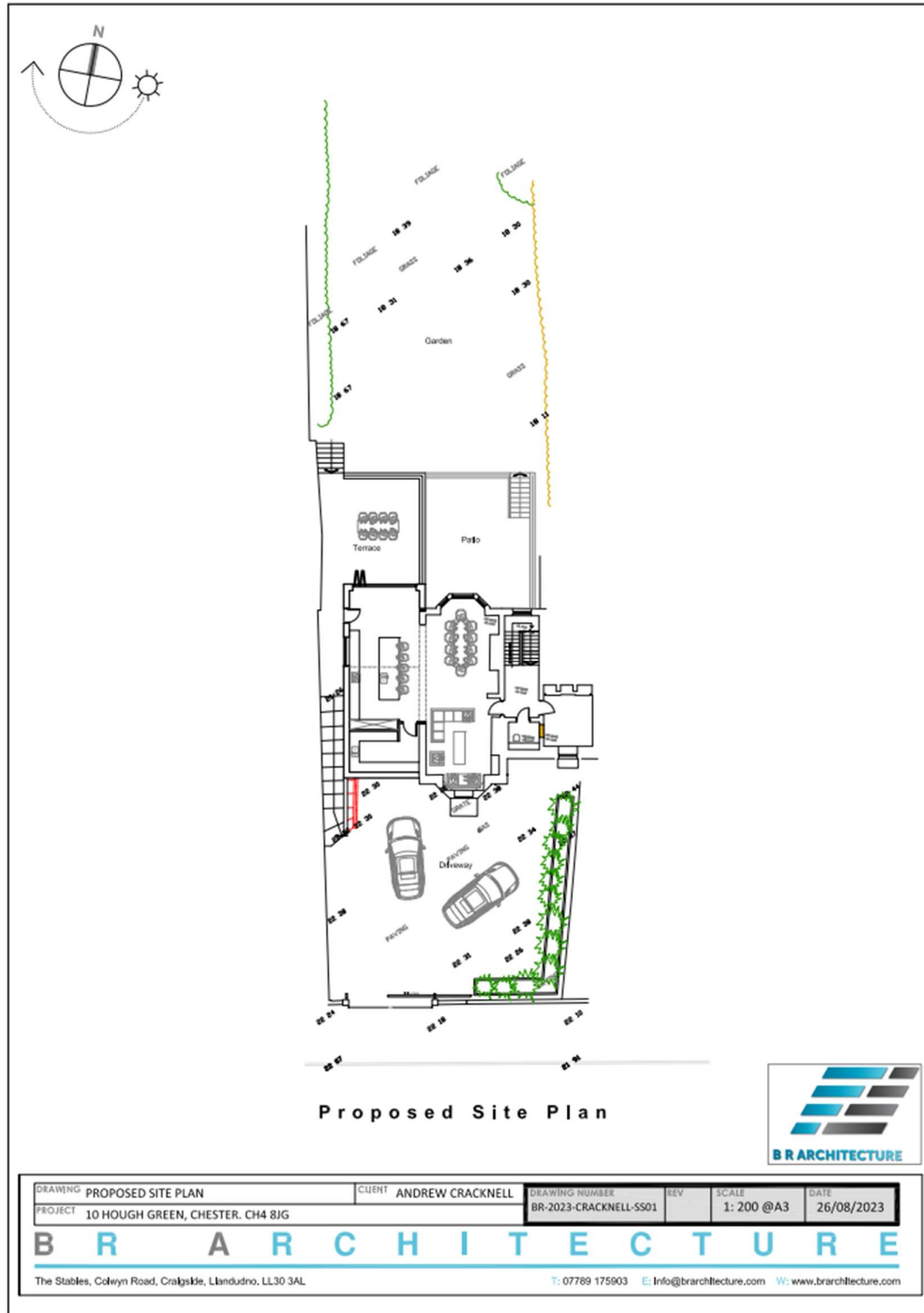
<b>List Entry NGR:</b>	SJ3994165136
<b>Map Scale:</b>	1:2500
<b>Print Date:</b>	21 September 2023



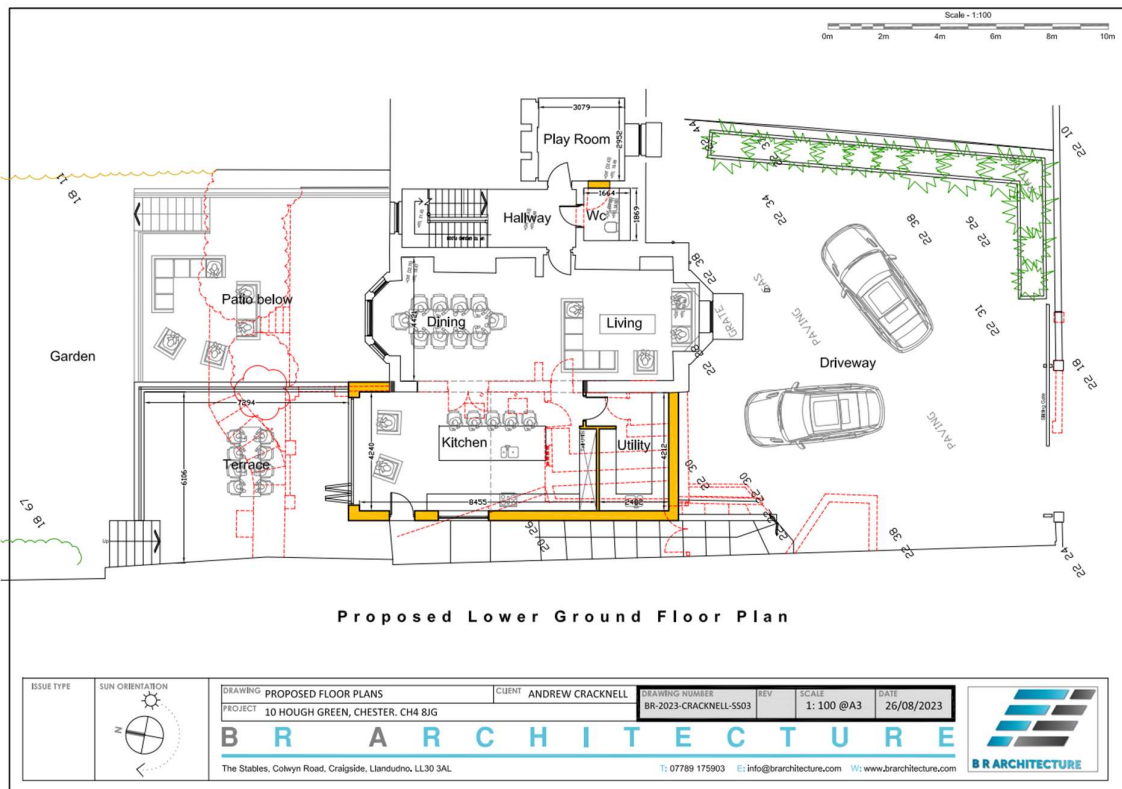
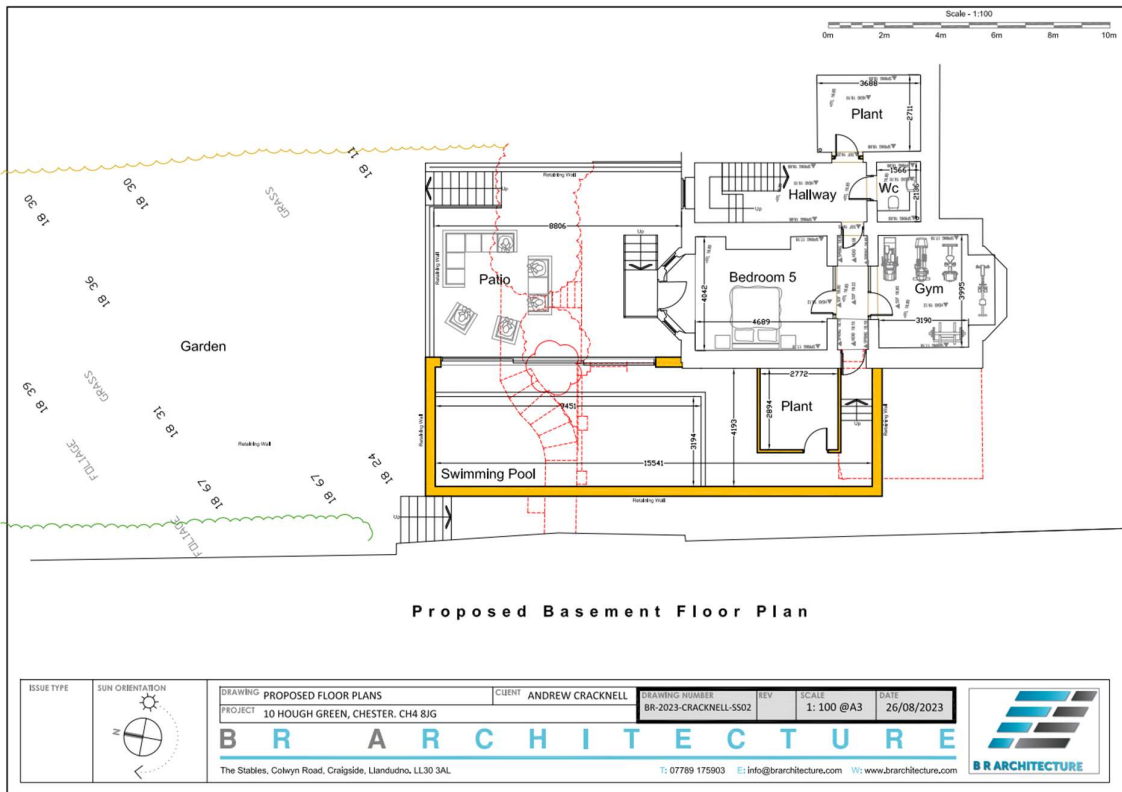


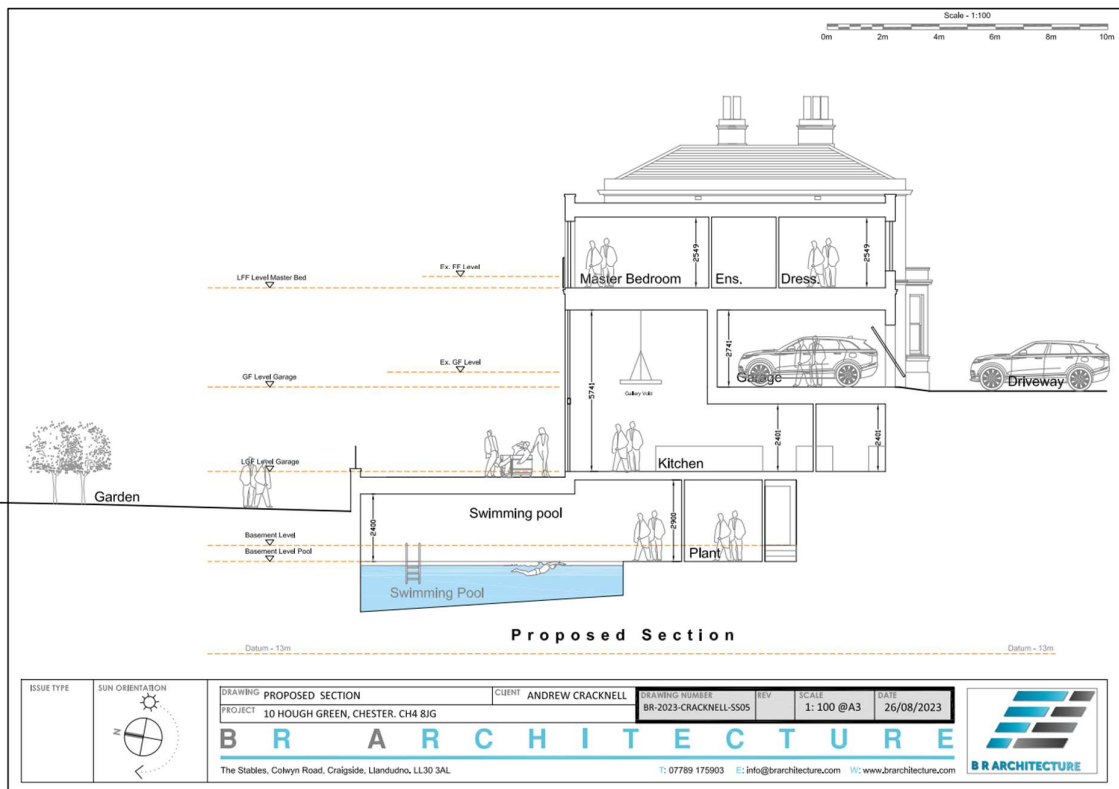
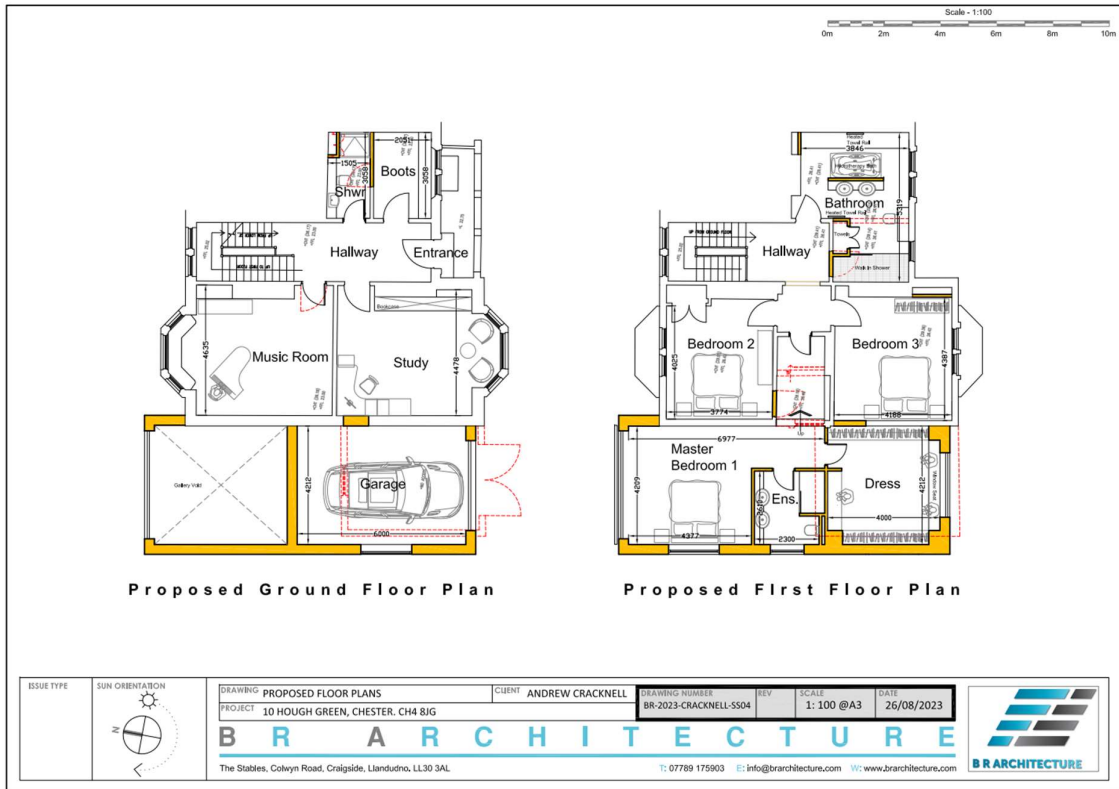
**Appendix 4: Proposed work drawings**

Planning Drawings from B R Architecture showing the proposed works on the building.









Scale - 1:100

HAZINC Flat Lock Panel Cladding 'Pigmento Red'

White / Grey Facing Brick

Light Grey Powder Coated Aluminium Windows & Doors

Datum - 15m

**Proposed North Elevation**

**Proposed 3D Sketch**

**Proposed 3D Sketch**

ISSUE TYPE	SUN ORIENTATION	DRAWING PROPOSED ELEVATIONS	CLIENT ANDREW CRACKNELL	DRAWING NUMBER BR-2023-CRACKNELL-SS06	REV	SCALE 1: 100 @A3	DATE 26/08/2023
		PROJECT 10 HOUGH GREEN, CHESTER, CH4 8JG	<b>B R A R C H I T E C T U R E</b>				
		The Stables, Colwyn Road, Craigside, Llandudno, LL30 3AL	T: 07789 175903 E: info@brarchitecture.com W: www.brarchitecture.com				

Scale - 1:100

HAZINC Flat Lock Panel Cladding 'Pigmento Red'

White Powder Coated Aluminium Windows

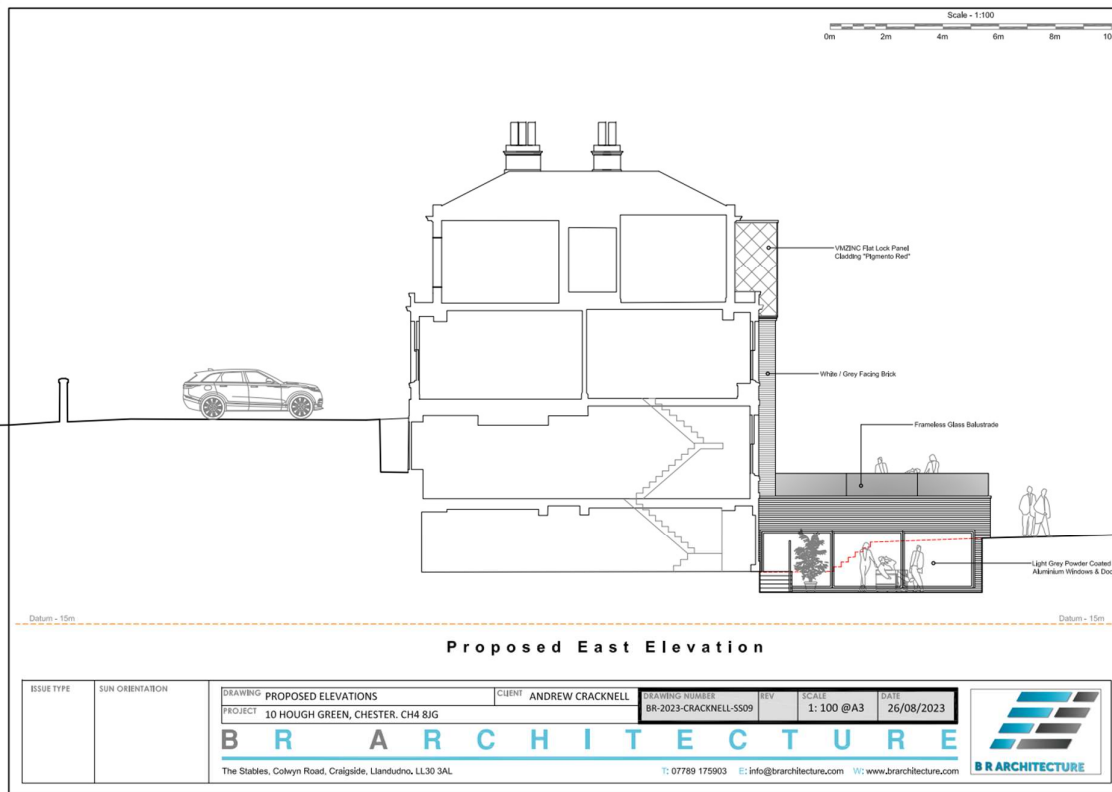
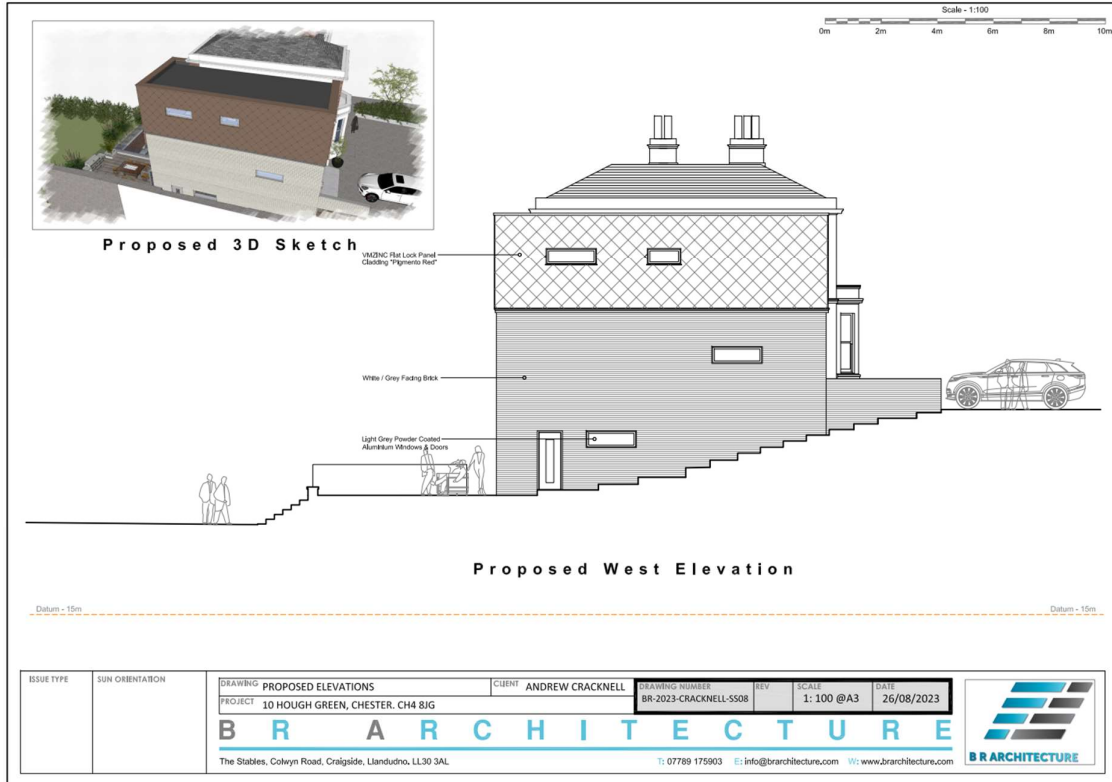
White / Grey Facing Brick

**Proposed South Elevation**

**Proposed 3D Sketch**

**Proposed 3D Sketch**

ISSUE TYPE	SUN ORIENTATION	DRAWING PROPOSED ELEVATIONS	CLIENT ANDREW CRACKNELL	DRAWING NUMBER BR-2023-CRACKNELL-SS07	REV	SCALE 1: 100 @A3	DATE 26/08/2023
		PROJECT 10 HOUGH GREEN, CHESTER, CH4 8JG	<b>B R A R C H I T E C T U R E</b>				
		The Stables, Colwyn Road, Craigside, Llandudno, LL30 3AL	T: 07789 175903 E: info@brarchitecture.com W: www.brarchitecture.com				








Proposed 3D CGI Visual - Front

ISSUE TYPE	SUN ORIENTATION	DRAWING PROJECT	PROPOSED 3D CGI VISUAL - FRONT ELEVATION 10 HOUGH GREEN, CHESTER, CH4 8JG	CLIENT	ANDREW CRACKNELL	DRAWING NUMBER	BR-2023-CRACKNELL-SS10	REV	SCALE	DATE	
		<b>B R A R C H I T E C T U R E</b>		The Stables, Colwyn Road, Craigside, Llandudno, LL30 3AL		T: 07789 175903 E: info@branchitecture.com W: www.branchitecture.com					



Proposed 3D CGI Visual - Rear

ISSUE TYPE	SUN ORIENTATION	DRAWING PROJECT	PROPOSED 3D CGI VISUAL - REAR ELEVATION 10 HOUGH GREEN, CHESTER, CH4 8JG	CLIENT	ANDREW CRACKNELL	DRAWING NUMBER	BR-2023-CRACKNELL-SS11	REV	SCALE	DATE	
		<b>B R A R C H I T E C T U R E</b>		The Stables, Colwyn Road, Craigside, Llandudno, LL30 3AL		T: 07789 175903 E: info@branchitecture.com W: www.branchitecture.com					