

# ENGINEERING & BUILDING DESIGN LTD.

SHAPING YOUR IDEAS INTO REALITY

Design and Access / Heritage Impact Assessment

SITE | 7 Blakebrook, Kidderminster, DY11 6AP

APPLICANT | Mr and Mrs Exley

AGENT | Emily James MSc BA (Hons)



REAR ELEVATION AS EXISTING | Scale 1:100



SIDE ELEVATION AS EXISTING | Scale 1:100

ENGINEERING & BUILDING DESIGN Ltd  
The Old Snuff Mill Warehouse, Park Lane  
Bewdley, Worcestershire, DY12 2EL

Engineering & Building Design Limited  
Registration No. 9676294 Registered in England and Wales  
Registered Office: 402/403 Stourport Road, Kidderminster, Worcestershire, DY11 7BG

01299 402020  
emily@engbuildingdesign.co.uk  
www.engbuildingdesign.co.uk

## INTRODUCTION & PLANNING HISTORY

On behalf of my client, this statement is submitted as part of a householder planning application and listed building consent prepared by Engineering and Building Design Ltd. The purpose of this application is to establish consent for **the Internal Alteration, Proposed Windows and Removal of Chimney.**

In line with the planning policy enlisted below this statement provides detailed descriptions of the proposed development and demonstrates the positive impact not only on the application site, but wider surrounding's.

This document should be read in conjunction with all documents / drawings submitted as part of the application.

## SITE

Lying within the boundaries of the Wyre Forest District Council the application site is located in Blakebrook, Kidderminster. A residential setting, no. 7 Blakebrook falls within the designated Conservation Area, as show on the map to the right.

The application site is a substantial plot, with an open-fronted driveway to the adjacent street. The Semi-Detached dwelling hosts symmetrical windows, proportions and a traditional slate hipped roof. There is a central shared brick chimney, contrasting the rendered frontage.



Image – Wyre Forest DC Blakebrook Conservation Area

## SITE PHOTOGRAPHS



**Rear Elevation** of the existing dwelling

The rear elevation has a stepped profile with a two storey element linked into a single storey with mono-pitched roof currently hosting the kitchen and utility room. Access to the garden is achievable via French doors from the hallway, French doors from the living room and a pedestrian door from the kitchen. As shown in the photographs the windows are sash windows, however vary with regards to glazing bars. The slate roof covering is consistent throughout.



**Side Elevation**

The side elevation illustrates the brick corbel detailing at first floor level and the continuation of sash windows. The single storey element has slightly lower eaves where the building projects out over the sash window. The eaves are higher over the pedestrian door. This element contains one small roof light.

## National Planning Policy Framework

Section 16 of the NPPF set outs the Government's policies with regards to the historic environment. Paragraph 194 (p56) states:

In determining applications, local planning authorities should require an applicant 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 proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

## Wyre Forest District Local Plan 2016-2036 (Adopted April 2022)

### Policy SP. 21 – Historic Environment

Development proposals should protect, conserve and enhance all heritage assets and their settings, including assets of potential archaeological interest, subject to the provisions of policy DM.23 (Safeguarding the Historic Environment). Their contribution to the character and landscape or townscape should be safeguarded and protected in order to sustain the historic quality, sense of place, environmental quality and economic vibrancy of Wyre Forest District. In particular this applies to:

- a) Designated heritage assets; i.e. listed buildings, conservation areas, scheduled monuments, registered parks and gardens and registered battlefields; also non-designated heritage assets (including those identified on the District's Local Heritage List or for which a Historic Environment Records exists), and their setting...

### Policy DM.23– Safeguarding the Historic Environment

1. Proposals likely to affect the significance of a heritage asset (including the contribution made by its setting or any importance vistas or views) should be accompanied by a description of its significance in sufficient detail to allow the potential impacts to be adequately assessed by a qualified and/or experience heritage professional. This will usually be in the form of a Heritage Statement....
5. Repairs, alterations, extensions and conversions of heritage Assets must be sympathetically designed to respect the significance of the form, character and materials of the original heritage asset and its setting. Fixtures and fittings should be inconspicuously sited and proportioned and be designed sympathetically to reflect to significance of the asset.

### HISTORIC ENGLAND

A search carried out on the Historic England website highlighted that there is seven nationally listed assets within the immediate vicinity of the application site, including **no. 6 & 7**. For clarification a screen shot of the online map and the listing is provided below.



Image taken from Historic England

## Official list entry

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1100073
Date first listed:	17-Jan-1980
Statutory Address 1:	6 AND 7, BLAKEBROOK

## Location

Statutory Address: 6 AND 7, BLAKEBROOK

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

County:	Worcestershire
District:	Wyre Forest (District Authority)
Parish:	Kidderminster
National Grid Reference:	SO 82084 76624

## Details

BLAKEBROOK 1. 5250 (west side) Nos 6 and 7 SO 8276 1/64

II GV

2. One build of the early-mid C19, stucco, with hipped slate roof. Two storeys, 4 windows, mostly retaining hung sashes with glazing bars. Doorways with plain pilasters, entablature and cornice. Round-headed entry with semi-circular fanlight. Panelled doors, original knockers. The left hand wing of No 6, formerly a coach house, has 2 windows above a canted bay, a segmental-headed carriage entry and a round-headed doorway.

Listing NGR: SO8208476624

## Legacy

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

Legacy System number: **156411**

Legacy System: **LBS**

## DESIGN

The proposed development seeks consent for minor internal and external alterations which is considered an improvement, valuable to the lifetime of the building. This paragraph provides a detailed description of the proposed works which should aid the planning process.

### Ground Floor Plan

The existing ground floor plan hosts a large living room / dining room running the entire front-to-back of the dwelling. Moving through the entrance hall, there is a WC positioned beyond the staircase with an existing (now internal) window. There is a side door, accessible from the frontage that also leads into the rear lobby / hallway. Access to the garden is achieved through a set of French doors. At present, this space has limited use and serves as a link to the kitchen / breakfast room.

The rear hallway will be sub-divide to create a large useable utility with side access. In order to divide the space a stud wall will be erected, the exposed brickwork and WC window will remain.

Within the dining room, it is proposed that the chimney is removed in order to increase the usability of the space. Externally the chimney will be taken down, as shown on the elevations. The existing window in the dining room will be replaced with French doors to allow access into the garden. The width of this aperture will remain as existing however the brickwork below the cill will be removed to accommodate the proposed doors.

As shown on plan, the kitchen will be reconfigured slightly to increase the workable area / storage units. In order to enable this reconfiguration, the existing pedestrian door and window will be removed and subsequently bricked up with facing brick to match the existing. A larger corner window will be inserted in order to maximise the natural light and view across the garden. Structural elements such as steel beams and posts will be designed to support the roof.

### IMPACT ASSESSMENT

Evidenced through existing and proposed plans and aligned with the NPPF and the Local Plan it is sought that the proposed development is with justification sufficient to support the success of this application. Whilst the proposed development does include modifications and alterations to the listed building, the proposals are carefully considered to enhance and protect the dwelling.



