



Proposed Replacement Roof Covering

7A Severn Side North, Bewdley, Worcestershire, DY12 2EE

For Corbesley Property Ltd

Heritage Statement

November 2023



DESIGN TO BUILD

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INTRODUCTION

This statement has been prepared on behalf of Corbesley Property Ltd in support of the Householder Planning Application and Listed Building Consent for proposed replacement of the existing roof covering at 7A Severn Side North, Bewdley, Worcestershire DY12 2EE.z a

Location



The dwellinghouse is a Grade II listed building located within the Bewdley Conservation Area, part of a group of Grade II listed buildings fronting the River Severn.

The proposal requires the replacement of the existing external roof covering, which is failing, with new clay plain roof tiles, onto new tiling battens, over underlay/membrane; with mortar flaunching replaced with lead soakers, flashing and etc at abutment to 7 Severn Side North and front and rear chimney stacks.

The Historic Environment Record and Bewdley Conservation Area were consulted via The National Heritage List for England and Wyre Forest District Council.

Designation Record

7A and 7B Severn Side North were first listed on the 2nd October 1975 (Listed Entry Number: 1296949):

‘Two houses. Late C18 with some late C20 alterations. Brick with tile roof, central stack. Two storeys, dentilled brick cornice; three windows arranged one:two, 9-pane sashes under segmental heads with stone sills; ground floor has glazing bar sashes under segmental heads; entrance to left hand corner to passage has a cambered head and C20 ledged and boarded door; to left of centre entrance to 7A has a plain wooden architrave, flat canopy and C20 glazed door; to right corner entrance to 7B, plain wooden architrave, gabled canopy on simple wooden brackets and a C20 half-glazed door. Included for group value.’

Planning History

07/1217/LIST: Approved 21.01.2008

Loft conversion and installation of 2no. rooflights; replacement of 3no. windows; installation of roof void ventilation tiles; repositioning of bathroom.

ASSESSMENT OF SIGNIFICANCE

The aim of assessment is, in the terms required by Paragraph 194 of the National Planning Policy Framework (NPPF), to describe the significance of any heritage asset 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.

Site Photographs



Street View



Rear View



Rear Slope

IMPACT ASSESSMENT

When considering the impact of a proposed development on the significance of any designated heritage asset, Paragraph 199 of the National Planning Policy Framework (NPPF) sets out that, great weight should be given to the asset's conservation.

The impact of the proposal on the dwellinghouse:

- Remove mortar flanching to abutment with 7 Severn Side North and rear chimney stack.
- Strip existing clay plain roof tiles, ridge tiles and battens; replaced with underlay/membrane, battens and Marley 'Hawkins' clay plain roof tiles in Staffordshire Mix.
- Insert lead soakers, step flashings to abutment with 7 Severn Side North.
- Replace lead apron, side flashings, back gutters and cover flashings to chimney stacks.

CONCLUSION

The proposal is considered to constitute no harmful impact on the designated heritage asset or surrounding conservation area.