



**Mulberry Cottage
Church Walk
Wrington
North Somerset**

**Conversion of Outhouse to Residential Dwelling
Planning Application**

HERITAGE STATEMENT

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1.0 Introduction

This Statement supports a planning application proposal to convert an existing vacant outbuilding to a residential dwelling. The outbuilding is part of the property known as Mulberry Cottage, and is curtilage listed. The property sits within the Wrington Conservation Area

This report has been produced to provide a detailed assessment of the likely impact on nearby structures within the vicinity of the proposed extension. The report also considers all other built heritage assets potentially affected by the proposed allocation. This report is based on information and material available at the time of writing and is intended to inform and support documents relating to the planning application. It is not intended to be submitted as a standalone assessment.

This report addresses the requirements of the National Planning Policy Framework (NPPF) which require the applicant to explain the significance of the particular heritage assets likely to be affected by development and demonstrate the impact that development proposals will have upon that significance.

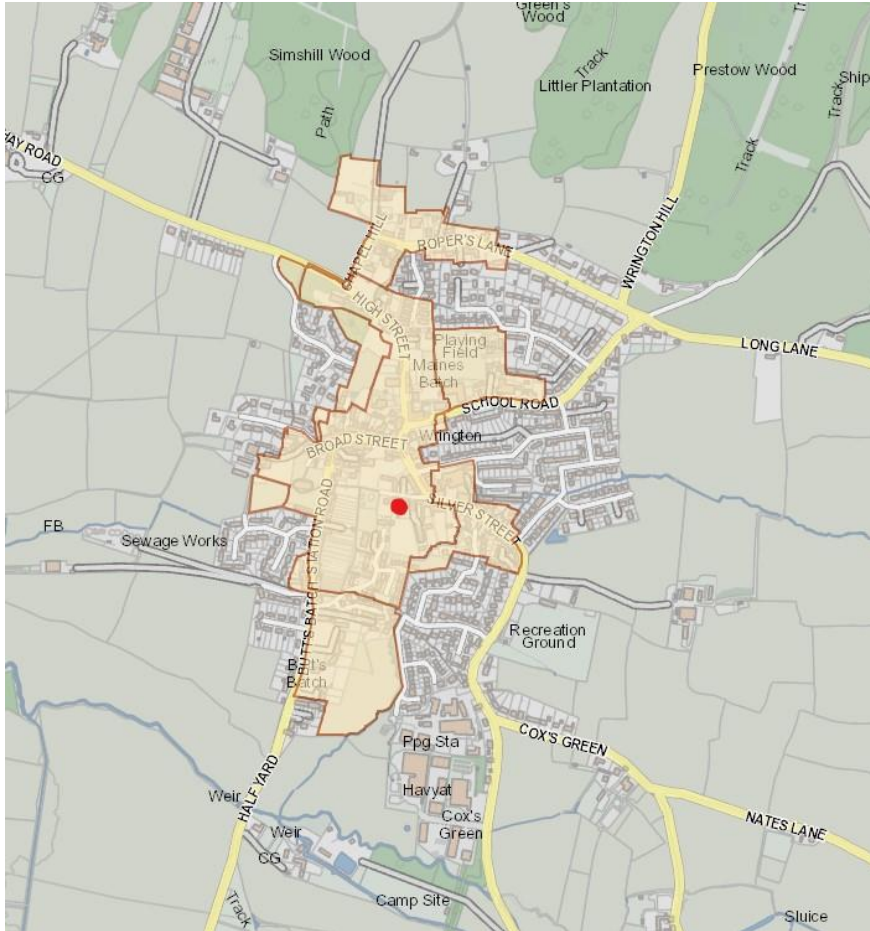
The current national policy system identifies, through the National Planning Policy Framework (NPPF), that applications should consider the potential impact of development upon 'heritage assets'. This term includes: designated heritage assets which possess a statutory designation (for example listed buildings and conservation areas); and non-designated heritage assets, typically compiled by Local Planning Authorities (LPAs) and incorporated into a Local List or recorded on the Historic Environment Record.

The NPPF defines a heritage asset as: 'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest'. This includes both designated and non-designated heritage assets. The NPPF is clear that the significance of heritage assets can arise from their archaeological, architectural, artistic or historic interest.

When considering the development, consideration of the benefit of the proposal should be weighed against any impact, particularly where the perceived impact is not substantial. NPPF Paragraph 200 states that local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

2.0 Context

The site is located within the area of Wrington, in the southern third of the Wrington Conservation Area.



Map extract showing the Wrington Conservation Area, with site location marked.

The conservation area is shown in on the map extract above. The location of the application site is located on the map extract with a red dot.

The Wrington Conservation Area was designated in 1971.

The nearest listed asset is 'Tanners', located adjacent to Mulberry Cottage to the east. Tanners is a Grade II listed building, ref 1158197, first listed in 1987. The name derives from a tannery that was located to the rear of the property.

Listing Extract:

Terraced house. Mid C18. Stone plinth course, incised render with stone copings and pantile roofs. L-shaped plan with main 3-storey, 3-window block and right-hand corner 2-storey former stable range. 12-pane sashes to ground and first floors, 9-pane sashes to top floor of main block; one ground floor 3-light casement to right-hand range and 1 upper 12-pane sash. Central doorway to main block with projecting flat section surround and 6-panel door. Gabled roof to main block, hipped roof to lower

range. 2 end brick stacks. The house is named after a tannery whose workshops survive in the lane at the rear.

The outbuilding to be converted is 'curtilage listed' as it formerly sat within the boundary of Tanners, the neighbouring listed building. The structure is stated to be a former printworks.

The area surrounding the proposal site consists of a mixture of styles, with both historic and new properties represented.

3.0 Existing Use

The outbuilding is currently a large, open storage area. The building has a mezzanine area accessed via a modern staircase. There is a modern kitchen to a lower ground floor area, which leads to a WC.

The internal walls are painted render/plaster finish, with the floor finished with a cementitious screed. The windows and doors are modern timber. The external finish is a rough-cast or painted dash finish, with smooth render borders to all openings. The roof comprises a profiled clat tile over timber rafters.

To the western elevation (front of the outhouse) is a garden, currently serving Mulberry Cottage. The south, east and northern elevations sit against the boundary.

The building does not appear to have been extended, or altered in overall size/shape, but it is obvious that it has been extensively modified in terms of openings, internal layout and structure, fenestration, internal and external finishes.

4.0 Proposed Use

It is proposed to convert the existing building into a dwelling. To achieve this, it has been decided, that very little of the building fabric should be altered, and that where necessary, any impact should be kept to an absolute minimum, whilst being able to attain regulatory compliance.

To this end, the only alterations required to the existing building, comprise the addition of rooflights along the western elevation, removal of a small section of exterior wall to form an entrance door, and the replacement of existing doors/windows with a heritage style replacement. All other works proposed internally, will involve the creation of an independent internal, insulated structure to reach a required standard of living.

5.0 Matters of Significance and Impact

As described in section 16, the NPPF sets out that local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and the desirability to ensure new development makes a positive contribution to local character and distinctiveness.

When considering the impact of a proposed development on the significance of a heritage asset, weight should be given to the asset's conservation. If a proposed development would lead to substantial harm of a heritage asset it should be refused.

Where considering the term 'substantial harm', the NPPF does not provide a definition. It is therefore taken that this should mean the loss of a heritage asset or damage to its significance through widespread alteration.

In this respect, given the reuse of an existing building is paramount to its survival, it can be demonstrated that the proposal would not only protect this heritage asset, but would ensure its protection and viability in the future.

Without successful conversion, the building will remain a dormant, expansive outbuilding which leaves this asset open to neglect and deterioration.

6.0 Summary

The proposed works will provide valuable housing stock within the area, by reusing a dormant outbuilding that would otherwise be susceptible to abandonment and deterioration. The works proposed comprise very little alteration to the building fabric and will provide enhancements to the overall appearance.

The proposed scheme will be of benefit to the existing building, and by extension to the adjacent properties through the protection of this historic asset.