

Heritage Statement

The Heritage Statement is for the applicant or agent to identify the heritage asset(s) and potential for other non-designated heritage assets on the proposed development site, describe their significance and the potential impact of the proposal on that significance.

Consulting the local Historic Environment Record can inform the content of the statement. Supporting evidence including copies of entries from the HER record, list descriptions, etc should be attached as an appendix to this statement and should not form the crux of the document.

National Planning Policy Framework (NPPF)

The National Planning Policy Framework (Department for Communities and Local Government, February 2019) Section 189 states that:

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.

National Planning Policy Framework:

<https://www.gov.uk/government/collections/revised-national-planning-policy-framework>

Heritage Statement completed by:

Name: Mr William T Johnson

Contact number or email address: 07711542257. wtjarchitecture@uwclub.net

Agent	X
Owner	

Heritage Statement

Site Name

Mr & Mrs Nickolas Tart

Address (including postcode)

24 Sheinton Street. Much Wenlock. Shropshire. TF13 6HY

Grid Reference (if no address point)

N 24 SJ 60 SW (SJ 6200) 6/0

1 A DESCRIPTION OF THE HERITAGE ASSET

(a) What heritage assets are affected by the proposals?

(Please tick the relevant boxes below)

Scheduled Ancient Monument	
Listed Building	X
Conservation Area	X
Registered Historic Park and Garden	
Building of Local Interest	
Site of known archaeological remains	
Other non-designated Heritage Asset	

(b) Describe the character and appearance of the heritage asset.

Refer to the statutory descriptions if applicable. Copies of any statutory entries should be attached to this statement.

(Please continue on separate sheet of paper if necessary)

The property is grade II listed, list entry number 1053789.
It was listed on the 1st of February 1974.
It is listed as early C19. Brown brick; 2 storeys; 3 sash windows with keystones and channelled lintels; moulded wood pilaster doorcase with cornice hood and steps up; lined eaves;tiles.

Legacy system number 254839

(c) Describe the development site and its relationship with its surroundings.

For example, its position in the street scene, potential for archaeological remains, etc

(Please continue on separate sheet of paper if necessary)

<p>It is an imposing house sitting in an elevated position on the outer edge of the old town, but well inside the existing town limits, it is near to the old train station. It is on one of the main roads that run through the town, this being the A4169 from Telford. It is a short distance from a busy junction into the centre of the town.</p>
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2. STATEMENT OF SIGNIFICANCE

(a) What research have you undertaken to understand the significance of the heritage asset(s) affected?

Please tick the relevant boxes

Local Historic Environment Record	
Record Office	
Historic Maps	
Historic England	X
Museum or Library	
Local Heritage Groups	
Conservation Area Appraisal	X
Other (please state) National Planning Policy Framework section 16	X

(Please include any research material as an appendix)

(b) Using the information you have obtained provide a summary of the history of the site/building

Include details of how the site/building was originally laid out, how it has evolved, phases of construction and/or change.

(Please continue on separate sheet if necessary)

The house is believed to be built in 1826 for Mr Edward Howells.

The footprint of the house appears to be original, including the outbuildings at the rear of the property, one would probably have been a laundry and the other a coal store.

There is more history of the house in attached documents.

(c) What is important about the affected heritage asset(s) (what is the significance)?

You can also find useful guidance at:

<https://historicengland.org.uk/advice/hpg/generalintro/heritage-conservation-defined/>

(Please continue on a separate sheet if necessary)

The front of the house is the most important asset, the windows, lintels, door casing, doors and steps are quite unique in the town.

The brickwork is natural to the area, and very tidy.

As with most houses built around this period, the rear of the house was not built as grand as the front, but it is still well thought out and tidy.

3. DESIGN CONCEPT

(a) Pre-application Advice

Have you consulted the relevant Historic Environment Record?

Yes x No

If yes, please attach any correspondence as an appendix to this document.

Have you sought pre-application advice from the Local Planning Authority?

Yes x No

If yes, please attach any correspondence, and include reference numbers and contact names, if applicable.

Have you sought pre-application advice from Historic England?

Yes No x

If yes, please attach any correspondence, and include reference numbers and contact names, if applicable.

(b) Describe the proposed development. Refer specifically to the element of the heritage asset(s) that will be affected by the proposal.

(Please continue on a separate sheet if necessary)

There are two parts to the application. The first part is the replacement of the house roof and the upgrade of the front doors. The owners Mr and Mrs Tart have consulted the conservation officer Mr Ben Williscroft about this.

The second part is a small brick, timber and glass extension to the kitchen. This has not been discussed with the conservation officer because it was an afterthought. Also, because it is a new proposed addition to the property, it was thought best to draw up some plans first and submit them for approval or amendment.

The extension will be almost invisible from the road, the desire is make it blend in with the existing house. The brickwork will match as near as possible the the existing, as will the tiled roof. The woodwork will be similar in structure to the frames at the rear of the house, there will be two heritage velux windows in the roof, these will allow light into the kitchen.

The new room is desired because there is only one window that gives a limited view of the rear garden, and the weather is not always good enough to sit outside to enjoy the garden. So, this small extension will allow Mr & Mrs Tart to enjoy the views of the garden whatever the time of year.

The new extension will have a minimal effect on the structure of the house, there will be some screw holes where the new building is attached and some raking out of mortar joints and pointing where flashing is added.

4. ASSESSMENT OF IMPACT & ANY MITIGATION

(a) How will the proposals impact the significance of the heritage asset(s)?

Please discuss what impact the proposals have on the heritage asset i.e. loss or disturbance of historic building fabric, below or above ground archaeological impacts, setting or change of relationship between buildings and altering scale.

(Please continue on separate sheet of paper if necessary)

The replacement of the roof and the doors upgrade will help to keep the building secure and watertight, thus preserving the structure and fabric.
The new roof will re-use all of the existing tiles, any replacements will be reclaimed matching tiles.

The new extension off the kitchen should not affect the main historical assets of the house, because the real assets are at the front of the house.
Although the whole house is grade II listed and must be protected, the addition of a small side extension should not have a great impact on the home as a whole.

(b) How has the proposal been designed to conserve the significance of the heritage asset(s)?

Describe how the proposal has been designed to conserve and enhance the significance of the heritage assets. Also describe how any harmful impacts have been avoided or minimised. For example, use of raft foundations, movement of the proposed extension to a less sensitive location.

(Please continue on separate sheet of paper if necessary)

All of the materials used in the outbuilding and the new extension will match as near as possible the existing house, thus keeping the character of the building.

The new extension to the side of the house will be sited in an area of the patio where a small table now sits.

As mentioned previously, the desire is to connect the extension to the house with as little damage as possible.

The new extension will have traditional footings and floor pad, the brickwork will be connected to the house with wall starter kits and not toothed in.

The wooden frames and roof joists will be screwed to the walls, every effort will be made to minimise any damage to the asset.

Once built (if approved) the new room will enhance the look of the rear of the house and improve the enjoyment of living in it.