

Heritage Statement – Stour House, Proposed Greenhouse

Introduction

This statement is intended to support and amplify the planning application to erect a greenhouse in the grounds of Stour House, Clare.

The Property

General

Stour House is a Grade II* listed early 16th century building set in grounds of just under 2 acres, the property is bounded to the South by the New Cut of the River Stour and on the other 3 Sides by brick and flint walling. On the North Eastern side the property is bounded by the Ashen Road, and on the Northern Side by Stoke Road. The western boundary is with Riverside House and the 2 properties are separated by a brick and flint wall. There are also brick walls through the garden which divide the garden into approximately 1/3 on the western side and 2/3 on the eastern side.

Listing Detail from Historic England

Details

1. *2006 TL 74 NE 16/125 19.12.61*

CLARE

CLARE Stoke Road Stour House

*II**

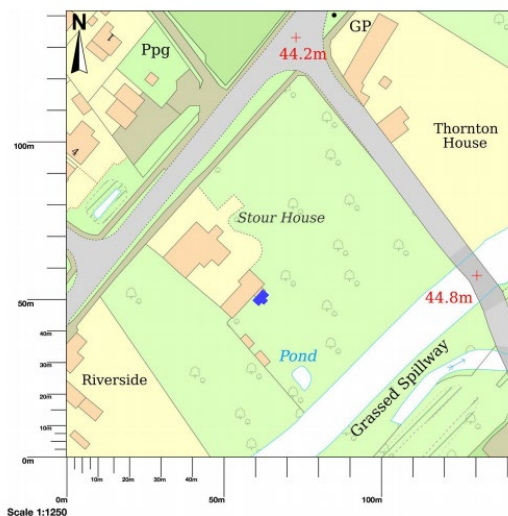
2. *An early C16 timber-framed and plastered house. 2 storeys, the upper storey is jettied on a carved bressumer with vine ornamentation (weather worn) and has exposed timber-framing. The house was extended at the north east end, probably in the C17. The windows are C18 or early C19, double-hung sashes with glazing bars, in cased frames. A 6 panel door is flanked by 3-light bay windows on the ground storey. A wing extends at the rear with mullioned and transomed casement windows with leaded lights. Roof thatched. The interior has exposed framing and moulded beams.*

Listing NGR: TL7668444907

Neighbouring Properties

Nearby Listed Properties

The neighbouring property on the western side is Riverside House which is also a Grade II* listed property, and on the eastern side across the Ashen Road is Thorntons (labelled in the Historic England listings as Verandah House) which is also Grade II* listed



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The road bridge on the eastern extremity of the property is also a Grade II listed structure (shown on the above block plan as the 44.8m elevation)

Proposed Development

General

The proposed greenhouse is a standalone structure, behind the existing garages (formerly believed to be stables and shown on the 1846 Tithe map as agricultural in nature). This is at the entrance to our vegetable garden and is entirely in keeping with the usage of that part of the garden. The brick base upon which the greenhouse will be constructed will be of reclaimed soft red bricks to match (as near as is reasonably possible) the end wall of the garages and the other brick walls internal to the garden. It is of high quality and is part of the Alitex National Trust range. It will be replacing a previous greenhouse which was of cheap aluminium construction and was damaged in storms and a modern UPVC potting shed the positioning of which prevented the maintenance of the rear timber clad aspect of the garages. Both the previous greenhouse and potting shed have been removed.

Impact on Property

The greenhouse is designed to be standalone and will not impact the existing structure that it will be sited behind. There is no element of the listing of Stour House that will be impacted by the proposal. The siting of the greenhouse means that it will not be visible from the existing listed house as it is considerably smaller than the building that it is behind, neither will it be visible from Stoke Road for the same reason. The greenhouse may be viewed from Ashen Road but this will be through a number of mature trees. It is therefore considered that the proposal will have no negative impact upon the listed building.

Impact on Neighbouring Listed Properties

The siting of the Greenhouse means that it will be a considerable distance from the Neighbouring listed properties. It is approximately 65m from Riverside House and there is no direct line of site from that house to the proposed site of the greenhouse. It is even further away from Thorntons House (approximately 75m) and any line of sight from Thorntons to the proposed greenhouse site is obscured by mature trees. It is therefore considered that the proposal will have no impact upon the neighbouring listed properties

Archaeological Significance

The proposed site of the greenhouse is to the rear of the building identified in the 1846 Tithe Map (below). It does not impact upon any of the buildings identified on the Tithe Map and is in an area that would typically have been subject to the flooding of the River Stour. It is assessed that the specific area is of no archaeological significance.



1846 Tithe Map